LOT 19
AMENDED CUSHING CREEK ESTATES
PB 6/92-94

SMITH BRIANNE MARIE & JUSTIN DANIEL
44591 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-276C-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

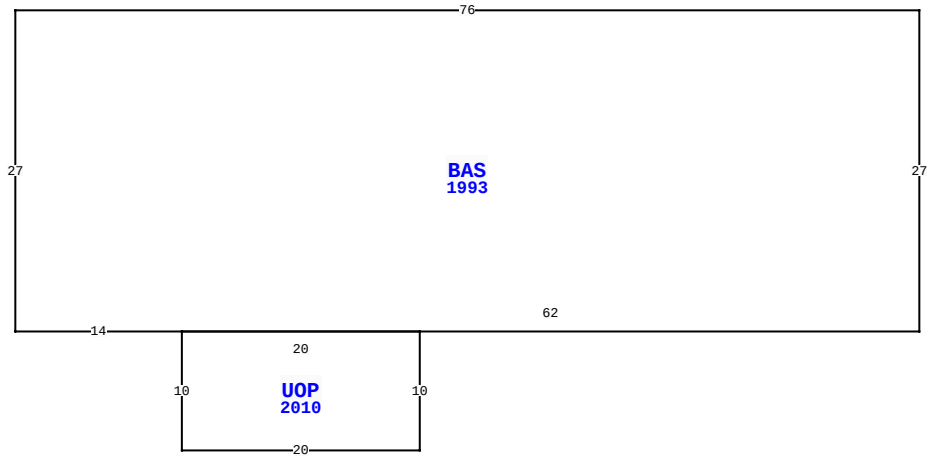
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	1993	2,052	163,424
UOP	200	25	2010	50	3,982
TOTALS	2,252			2,102	167,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,102	146.4000	117.12	246,186	1993	2012	0	0	0	32.00	68.00

1 M/H 93- – 0% - 2024 Heated Area: 2052 HX Base Yr



44591 PINEBREEZE CIR, CALLAHAN

BLD DATE	01/24/2007 O	LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	167,406
TOTAL MARKET OB/XF VALUE	384
TOTAL LAND VALUE - MARKET	58,240
TOTAL MARKET VALUE	226,030
SOH/AGL Deduction	0
ASSESSED VALUE	226,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,030
TOTAL JUST VALUE	226,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23482	REMODEL	2,000	04/01/2010
MH992553	MH MOVE-ON	0	01/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/1852	1/20/2023	WD	Q	I	01	270,000
GRANTOR: EVER ENTERPRISES OF J						
GRANTEE: SMITH BRIANNE MARIE						
2562/0598	4/28/2022	CT	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: EVER ENTERPRISES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S27 E14 UOP=[YR=2010] S10 E20 N10 W20 $ E62 N27 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2003	2003	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 384

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	OR	0.00	0.00	2.08	AC		1.00	1.00	0.80	35,000.00	28,000.00	58,240							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.08 Total Land Value: 58,240 Market: 0 Agricultural: 0 Common: 58,240 PRINTED 07/30/2025 BY SYS