LOT 20 SEC 5-1N-25
IN OR 906/1692
AMENDED CUSHING CREEK ESTATES

WILLARD-TIMMONS ROBERTA/WILLARD CHARLES D EST
44569 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-276C-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

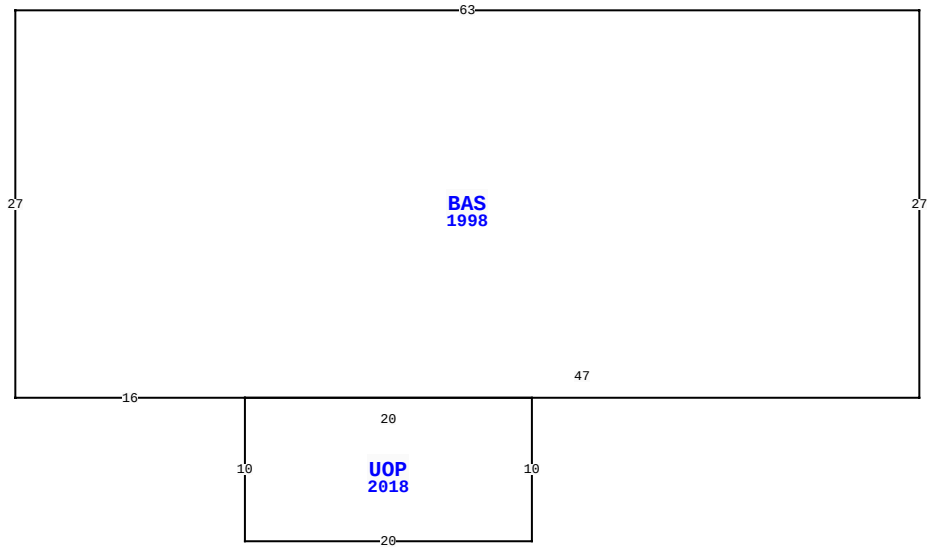
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1998	1,701	89,780
UOP	200	25	2018	50	2,639
TOTALS	1,901			1,751	92,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,751	129.3600	109.96	192,540	1998	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 1999 Heated Area: 1701 HX Base Yr 1999



44569 PINEBREEZE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		92,419
TOTAL MARKET OB/XF VALUE		7,050
TOTAL LAND VALUE - MARKET		59,640
TOTAL MARKET VALUE		159,109
SOH/AGL Deduction		81,766
ASSESSED VALUE		77,343
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		21,621
TOTAL JUST VALUE		159,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0906/1692	11/05/1999	WD	U	I	07	100
GRANTOR: HIGGINBOTHAM MARVIN						
GRANTEE: WILLIARD CHARLES D						
0850/0462	9/25/1998	WD	U	V	13	25,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: WILLIARD CHARLES D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W63 S27 E16 UOP=[YR=2018] S10 E20 N10 W20$ E47 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0510	GARAGE WD-	0	100	23	11	253.00	SF	35.00	35.00	100	2008	2008	3	48	4,250	

LAND DESCRIPTION

TOTAL OB/XF 7,050

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	100	0006	OR	0.00	0.00	2.13	AC		1.00	1.00	0.80	35,000.00	28,000.00	59,640							

REVIEW DATE 02/21/2020 BY KBP Total Acres: 2.13 Total Land Value: 59,640 Market: 0 Agricultural: 0 Common: 59,640 PRINTED 07/30/2025 BY SYS