

OLIN NORMA GERALDINE &/MURPHY AUSTEN
44553 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

04-1N-25-276C-0021-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
03 CENTRAL 100
04 AIR DUCTED 100

3 100
2 100
02 WOOD FRAME 100

1. 1. 100
0 100

Quality04 Quality Level 04
DOR CODE0200MOBILE HOME
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8006.00
AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,24810019991,24871,113

MARKET ADJUSTMENTS

TYPEDMDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800021,248128.9200109.58136,756199920040048.0052.00

1 M/H 94+ - 100% - 2025Heated Area: 1248HX Base Yr 2025

BAS1999

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 6Tax Dist:
BUILDING MARKET VALUE71,113
TOTAL MARKET OB/XF VALUE2,835
TOTAL LAND VALUE - MARKET58,800
TOTAL MARKET VALUE132,748
SOH/AGL Deduction0
ASSESSED VALUE132,748
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE82,026
TOTAL JUST VALUE132,748
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE143,666

Sales Data

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE
2601/089611/02/2022WDQI02195,000
GRANTOR: CALLAHAN PROPERTY SER
GRANTEE:MURPHY AUSTEN L & N
2601/08959/22/2022QCUII11100
GRANTOR: WILLIAMS PROPERTIES I
GRANTEE:MURPHY AUSTEN LYNN

BUILDING NOTES

BUILDING DIMENSIONS

Bas=[YR=1999] W48 S26 E48 N26\$.

EXTRA FEATURES

44553 PINEBREEZE CIR, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/09/2025MLU

LAND DESCRIPTION

TOTAL OB/XF2,835

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.002.10AC1.001.000.8035,000.0028,000.0058,800

REVIEW DATE01/06/2023BYKWA

Total Acres: 2.10Total Land Value: 58,800Market: 0Agricultural: 0Common: 58,800PRINTED 07/30/2025 BY SYS