LOT 23 SEC 5-1N-25
AMENDED CUSHING CREEK ESTATES PB
CONSERV ESMT PT OR 993/821

BAZEMORE MICHAEL WALLACE & SAMANTHA JILL/BAZEMORE
44415 PINEBREEZE CIR
CALLAHAN, FL 32011

**2025**

**04-1N-25-276C-0023-0000**

## 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 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |

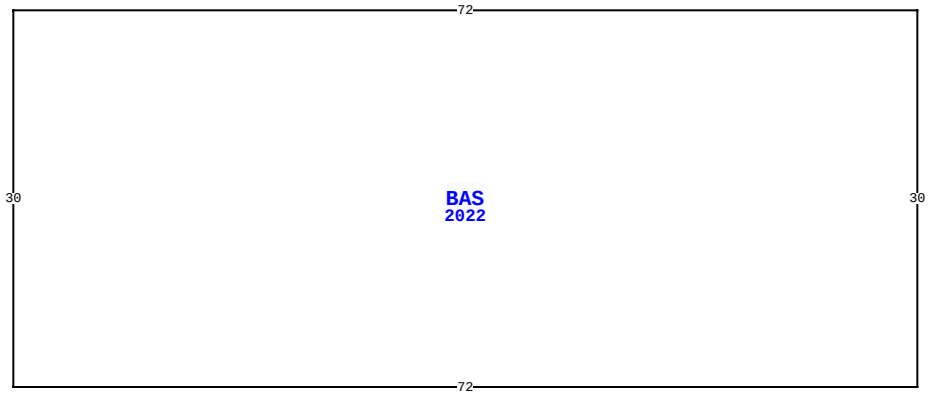
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,160 | 100 | 2022 | 2,160 | 253,042 |
| TOTALS | 2,160 | | | 2,160 | 253,042 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,160 | 140.6400 | 119.54 | 258,206 | 2022 | 2022 | 0 | 0 | 0 | 2.00 | 98.00 |

1 M/H 94+ – 100% - 2023 Heated Area: 2160 HX Base Yr 2023




44415 PINEBREEZE CIR, CALLAHAN

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 253,042 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 192,654 |
| TOTAL MARKET VALUE | | 445,696 |
| SOH/AGL Deduction | | 58,585 |
| ASSESSED VALUE | | 387,111 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 336,389 |
| TOTAL JUST VALUE | | 445,696 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 400,699 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22000700 | CO ISSUED | 0 | 07/26/2022 |
| 22002700 | MH MOVE-ON | 0 | 02/17/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2524/0197 | 12/15/2021 | WD | U | V | 37 | 100,000 |
| GRANTOR: SMITH THOMAS M | | | | | | |
| GRANTEE: BAZEMORE MICHAEL W | | | | | | |
| 2019/1854 | 12/21/2015 | SW | U | V | 11 | 100 |
| GRANTOR: SMITH GREGORY A | | | | | | |
| GRANTEE: SMITH GREGORY A & T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W72 S30 E72 N30$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 58.38 | AC | | 1.00 | 1.00 | 0.60 | 5,500.00 | 3,300.00 | 192,654 | | | | | | | |

REVIEW DATE 01/03/2023 BY KW Total Acres: 58.38 Total Land Value: 192,654 Market: 0 Agricultural: 0 Common: 192,654 PRINTED 07/30/2025 BY SYS