LOT 24
CONSERV ESMT PT OR 993/821
AMENDED CUSHING CREEK ESTATES

DAVIDSON NOEL & DESTINY
44380 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-276C-0024-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

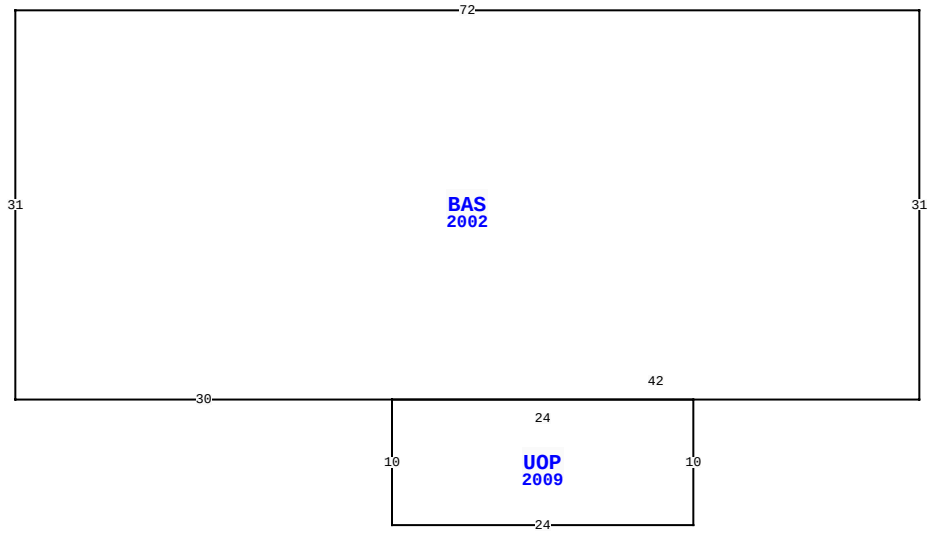
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2002	2,232	133,388
UOP	240	25	2009	60	3,586
TOTALS	2,472			2,292	136,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,292	130.2000	110.67	253,656	2002	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2017 Heated Area: 2232 HX Base Yr 2017



44380 PINEBREEZE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		136,974
TOTAL MARKET OB/XF VALUE		23,865
TOTAL LAND VALUE - MARKET		57,600
TOTAL MARKET VALUE		218,439
SOH/AGL Deduction		113,935
ASSESSED VALUE		104,504
TOTAL EXEMPTION VALUE	HX HB WR VX	60,722
BASE TAXABLE VALUE		43,782
TOTAL JUST VALUE		218,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633196	GARAGE	32,134	10/01/2016
MH3826	MH MOVE-ON	0	04/01/2002
MH992698	MH MOVE-ON	0	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2788/652	5/05/2025	WD	Q	I	01	265,000
GRANTOR: CARR KENNETH R						
GRANTEE: DAVIDSON NOEL & DES						
2037/1594	3/30/2016	SW	U	I	12	92,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: CARR KENNETH R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W72 S31 E30 UOP=[YR=2009] S10 E24 N10 W24$ E42 N31 $.

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	2002	2002	3	85	2,975	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	2005	2005	3	22	750	
3	0855	CONC PAVER	0	100	11	5	55.00	SF	10.00	10.00	100	2008	2008	3	88	484	
4	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2016	2016	3	78	19,656	

LAND DESCRIPTION

TOTAL OB/XF 23,865

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	1.28	AC		1.00	1.00	1.00	45,000.00	45,000.00	57,600							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.28 Total Land Value: 57,600 Market: 0 Agricultural: 0 Common: 57,600 PRINTED 07/30/2025 BY SYS