LOT 25 SEC 5-1N-25
IN OR 1937/561
1999 FTWD DW/MH

OWENS RAY A
44406 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-276C-0025-0000

BUILDING CHARACTERISTICS

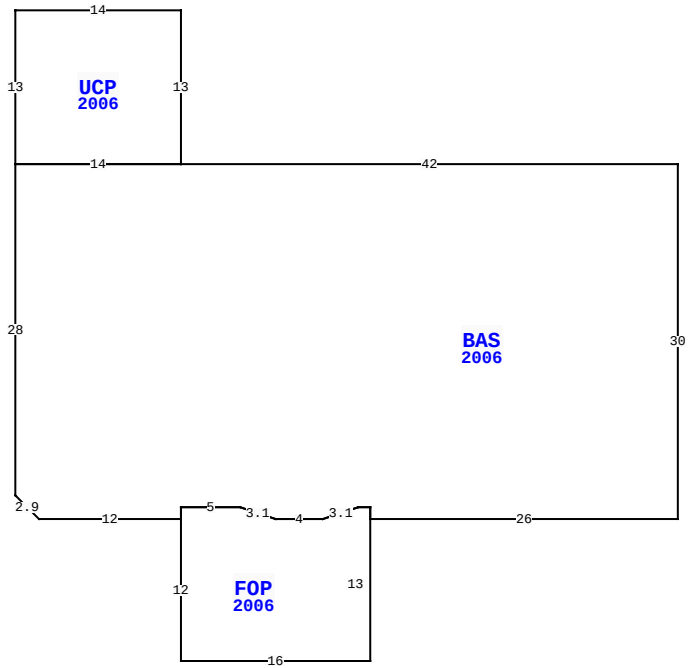
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD4 Adjustme	50	. 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	1,669	100	2006	1,669	99,623
FOP	201	30	2006	60	3,581
UCP	182	20	2006	36	2,149
TOTALS	2,052			1,765	105,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,765	167.2000	142.12	250,842	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2016 Heated Area: 1669 HX Base Yr 2016



44406 PINEBREEZE CIR, CALLAHAN

BLD DATE	06/15/2007 DJ	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		105,354
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		49,950
TOTAL MARKET VALUE		155,304
SOH/AGL Deduction		70,074
ASSESSED VALUE		85,230
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		29,508
TOTAL JUST VALUE		155,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-09446	REROOF	12,150	07/24/2023
MH992782	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1937/0561	9/02/2014	WD	U	I	11	100
GRANTOR: DAVIS LISA W						
GRANTEE: OWENS RAY A & ANN M						
1935/1363	9/02/2014	WD	Q	I	01	99,900
GRANTOR: DAVIS LISA W						
GRANTEE: OWENS RAY A & ANN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W42 UCP=[YR=2006] N13 W14 S13 E14$ W14 S28 D2 R2 E12 FOP=[YR=2006] S12 E16 N13 W1 D1 L3 W4 U1 L3 W5 S1$ N1 E5 D1 R3 E4 U1 R3 E1 S1 E26 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.11	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,950							

REVIEW DATE 02/21/2020 BY KBP Total Acres: 1.11 Total Land Value: 49,950 Market: 0 Agricultural: 0 Common: 49,950 PRINTED 07/30/2025 BY SYS