LOT 26 SEC 5-1N-25
IN OR 1685/179
2003 EAGLE DW

CARROLL CHARLENE D & BUCKIE A
44434 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-276C-0026-0000

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 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

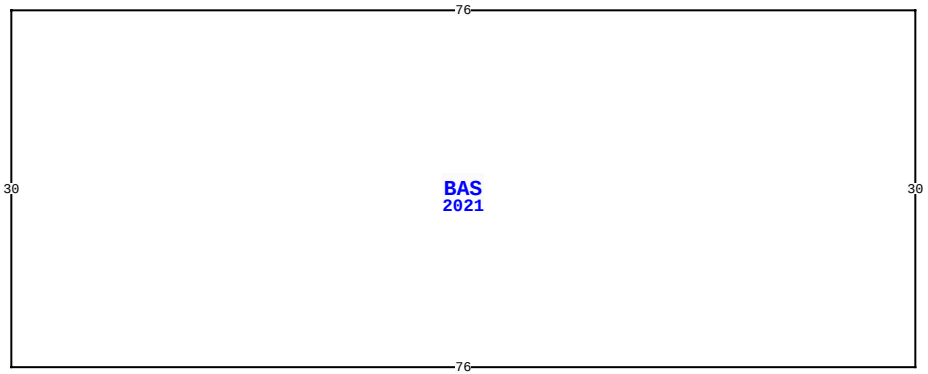
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2021	2,280	219,567
TOTALS	2,280			2,280	219,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.8000	99.28	226,358	2021	2021	0	0	0	3.00	97.00

2 M/H 94+ – 100% - 2016 Heated Area: 2280 HX Base Yr 2016



44434 PINEBREEZE CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		230,009
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		49,950
TOTAL MARKET VALUE		279,959
SOH/AGL Deduction		82,638
ASSESSED VALUE		197,321
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,599
TOTAL JUST VALUE		279,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3892	MH MOVE-ON	0	07/01/2002
P5486	NEW CONSTR	0	07/01/2002
M6193	H/AC	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1685/0179	6/21/2010	WD	U	I	12	87,000
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: CARROLL CHARLENE D						
1640/1016	9/22/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VANDERBILT MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S30 E76 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	1.11	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,950							

REVIEW DATE 06/17/2022 BY TWA Total Acres: 1.11 Total Land Value: 49,950 Market: 0 Agricultural: 0 Common: 49,950 PRINTED 07/30/2025 BY SYS

LOT 26 SEC 5-1N-25
IN OR 1685/179
2003 EAGLE DW

CARROLL CHARLENE D & BUCKIE A
44434 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-276C-0026-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

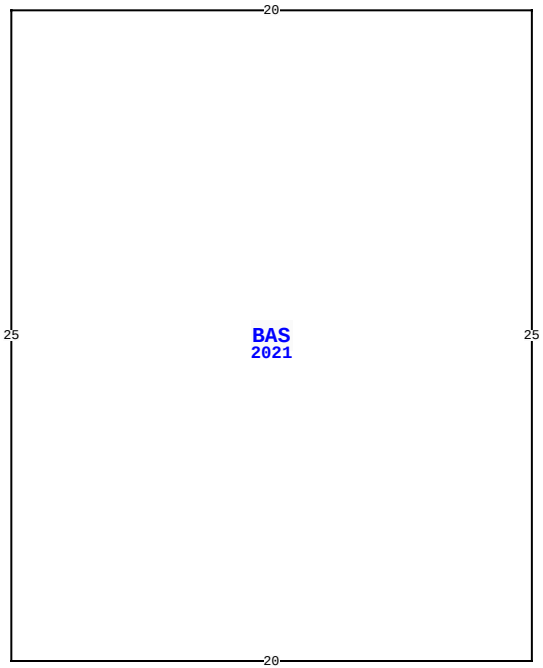
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	2021	500	10,442
TOTALS	500			500	10,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	500	58.1900	21.53	10,765	2021	2021	0	0	0	3.00	97.00

3 GARAGE RES – 100% - 2016 Heated Area: 500 HX Base Yr 2016



44434 PINEBREEZE CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		230,009
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		49,950
TOTAL MARKET VALUE		279,959
SOH/AGL Deduction		82,638
ASSESSED VALUE		197,321
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,599
TOTAL JUST VALUE		279,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1685/0179	6/21/2010	WD	U	I	12	87,000
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: CARROLL CHARLENE D						
1640/1016	9/22/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VANDERBILT MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S25 E20 N25$.

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

REVIEW DATE 06/17/2022 BY TWA Total Acres: 1.11 Total Land Value: 49,950 Market: 0 Agricultural: 0 Common: 49,950 PRINTED 07/30/2025 BY SYS