LOT 27 SEC 5-1N-25
CONSERV ESMT PT OR 993/821
AMENDED CUSHING CREEK ESTATES

WELLS JEFFREY E
44474 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-276C-0027-0000

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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

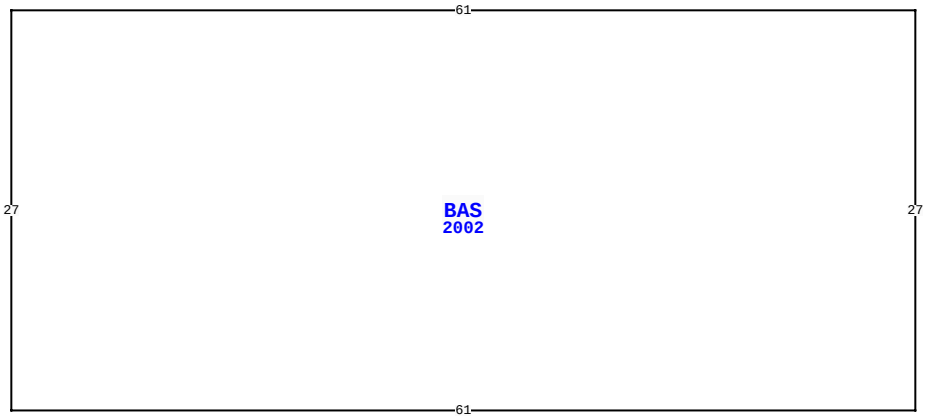
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	2002	1,647	181,137
TOTALS	1,647			1,647	181,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,647	143.7600	122.20	201,263	2001	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2024 Heated Area: 1647 HX Base Yr 2024



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		181,137
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		229,077
SOH/AGL Deduction		9,772
ASSESSED VALUE		219,305
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,583
TOTAL JUST VALUE		229,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007661	REPAIR/RRF	5,100	09/01/2018
MH013470	MH MOVE-ON	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/309	5/17/2023	WD	Q	I	01	269,000
GRANTOR: WEST GROUP ACQUISITIO						
GRANTEE: WELLS JEFFREY E						
2622/0962	2/24/2023	WD	Q	I	01	152,500
GRANTOR: HARPER RYAN & ZOIE						
GRANTEE: WEST GROUP ACQUISIT						

44474 PINEBREEZE CIR, CALLAHAN

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

BUILDING NOTES

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	2001	2001	3	84	2,940	

BUILDING DIMENSIONS

BAS=[YR=2002] W61 S27 E61 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS