LOT 29 SEC 5-1N-25
AMENDED CUSHING CREEK ESTATES
PB 6/92-94

MULLIGAN FRANK &/ROBINSON MICHELLE H
44536 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-276C-0029-0000

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	08	SHT VINYL 40
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	04	Quality Level 04

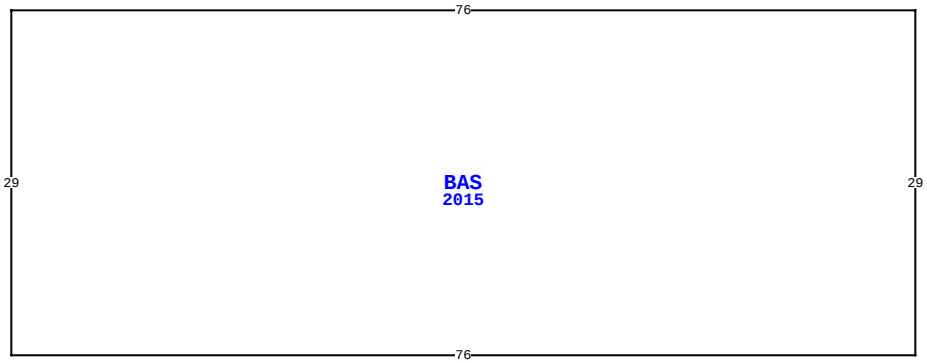
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2015	2,204	202,715
TOTALS	2,204			2,204	202,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,204	107.0160	96.31	212,267	2014	2014	0	0	0	4.50	95.50

1 SFR MODULR – 100% - 2019 Heated Area: 2204 HX Base Yr 2019



44536 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		202,715
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		249,635
SOH/AGL Deduction		114,539
ASSESSED VALUE		135,096
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,374
TOTAL JUST VALUE		249,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328109	CO ISSUED	0	03/20/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2617/0629	1/27/2023	QC	U	I	11	100
GRANTOR: MULLIGAN FRANK						
GRANTEE: MULLIGAN FRANCIS J						
1886/0150	10/24/2013	WD	Q	V	02	18,000
GRANTOR: BROOME JERRY L & BARB						
GRANTEE: MULLIGAN FRANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S29 E76 N29$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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 04/17/2020 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS