LOT 30 SEC 5-1N-25
IN OR 2119/1744
R673527 & R673529

SCHNEIDER JOHN M &/ROBINSON ELIZABETH GREEN
44568 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-276C-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
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	06	Quality Level 06

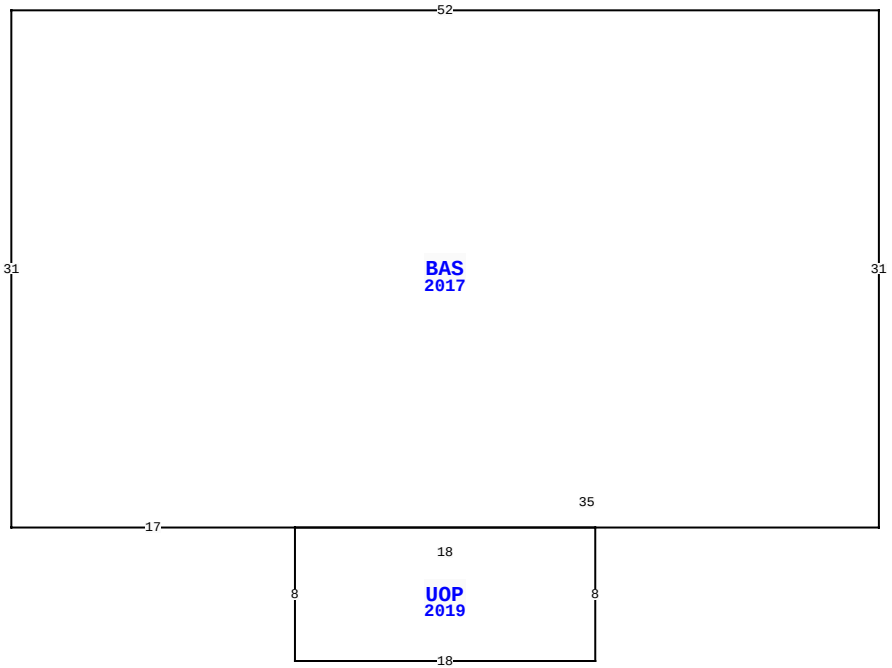
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2017	1,612	176,235
UOP	144	25	2019	36	3,936
TOTALS	1,756			1,648	180,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,648	151.3200	128.62	211,966	2017	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2018 Heated Area: 1612 HX Base Yr 2018



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

44568 PINEBREEZE CIR, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		180,171
TOTAL MARKET OB/XF VALUE		3,083
TOTAL LAND VALUE - MARKET		45,450
TOTAL MARKET VALUE		228,704
SOH/AGL Deduction		167,716
ASSESSED VALUE		60,988
TOTAL EXEMPTION VALUE	HX HB SX	60,988
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		228,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003123	DEMOLITION	4,000	01/01/2018
1703313	CO ISSUED	0	06/07/2017
1703313	MH MOVE-ON	0	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2119/1744	5/08/2017	WD	Q	I	01	46,000
GRANTOR: LAMBERT MARK D						
GRANTEE: SCHNEIDER JOHN M &						
0833/0415	5/08/1998	WD	U	V	13	25,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: AMRHEIN JACQUELINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W52 S31 E17 UOP=[YR=2019] S8 E18 N8 W18$ E35 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	0811	CONCRETE B	0	100	35	22	770.00	SF	5.20	5.20	100	2000	2000	3	77	3,083	

LAND DESCRIPTION

TOTAL OB/XF 3,083

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	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450							

REVIEW DATE 02/25/2020 BY KBP Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS