LOT 31 SEC 5-1N-25
IN OR 2135/1158
1999 FLEE DW/MH

FLA LAND TRUST #4/FLA TRUST SVSC LLC TRUSTEE
PO BOX 6367
JACKSONVILLE, FL 32236

2025

04-1N-25-276C-0031-0000

NASSAU COUNTY PROPERTY

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	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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

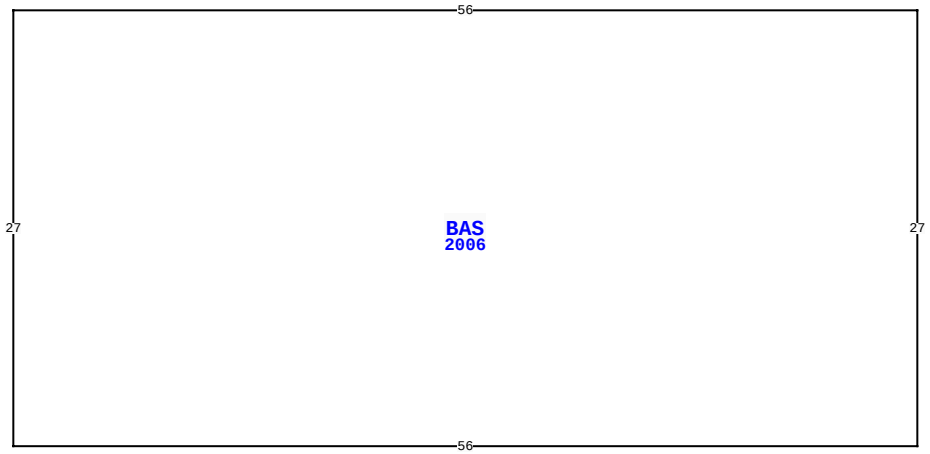
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2006	1,512	63,263
TOTALS	1,512			1,512	63,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.2000	99.62	150,625	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



44602 PINEBREEZE CIR, CALLAHAN

BLD DATE	05/21/2007 DJ	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	63,262
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	108,262
SOH/AGL Deduction	14,560
ASSESSED VALUE	93,702
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,702
TOTAL JUST VALUE	108,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4816	CO ISSUED	0	08/01/2006
E17789	ELEC OTHER	0	08/01/2006
MH4816	MH MOVE-ON	0	08/01/2006
M11841	MH MOVE-ON	0	08/01/2006
P11408	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2135/1158	7/25/2017	TX	U	I	11	20,500
GRANTOR: TAX COLLECTOR						
GRANTEE: FLA LAND TRUST #4						
1780/0366	2/13/2012	QC	U	I	11	39,700
GRANTOR: BANKS PARKS						
GRANTEE: COGER CARL M SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W56 S27 E56 N27$.

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	0	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 07/25/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS