LOT 32 SEC 5-1N-25
IN OR 1310/1488
AMENDED CUSHING CREEK ESTATES

WILLIAMS COLVIN E
44652 PINEBREZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-276C-0032-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

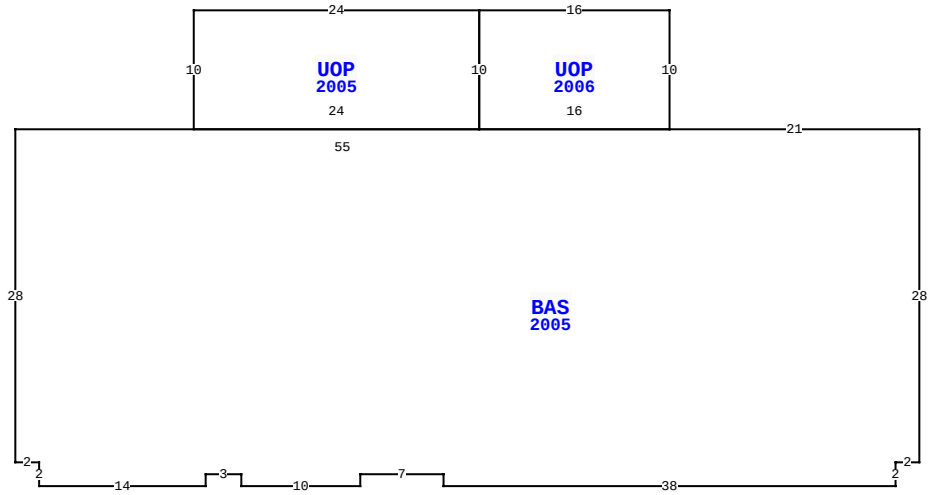
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,262	100	2005	2,262	146,015
UOP	240	25	2005	60	3,873
UOP	160	25	2006	40	2,582
TOTALS	2,662			2,362	152,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,362	140.6400	119.54	282,353	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2006 Heated Area: 2262 HX Base Yr 2006



44652 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		152,471
TOTAL MARKET OB/XF VALUE		10,285
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		207,756
SOH/AGL Deduction		104,355
ASSESSED VALUE		103,401
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		47,679
TOTAL JUST VALUE		207,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M9754	H/AC	0	05/01/2005
MH4577	MH MOVE-ON	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/1488	4/19/2005	WD	Q	V		24,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: WILLIAMS COLVIN E &						
1225/0746	4/26/2004	WD	Q	V	05	21,500
GRANTOR: MANDUJANO PEDRO T & A						
GRANTEE: HIGGINBOTHAM MARVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 UOP=[YR=2006] N10 W16 UOP=[YR=2005] W24 S10 E24 N10$ S10 E16$ W55 S28 E2 S2 E14 N1 E3 S1 E10 N1 E7 S1 E38 N2 E2 N28$.

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	2005	2005	3	88	1,760	
2	0681	POLE SHED	0	100	10	17	170.00	SF	15.00	15.00	100	2005	2005	3	36	918	
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2005	2005	3	22	792	
4	0510	GARAGE WD-	0	100	28	10	280.00	SF	19.25	19.25	100	2007	2007	3	44	2,372	
5	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	2007	2007	3	44	660	
6	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	2007	2007	3	27	97	
7	0351	CARPORT MT	0	100	20	18	360.00	SF	3.50	3.50	100	2007	2007	3	27	340	
8	0802	ASPHALT B	0	100	0	0	1,700.00	SF	2.40	2.40	100	2019	2019	3	82	3,346	

LAND DESCRIPTION

TOTAL OB/XF 10,285

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 02/25/2020 BY KBP Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS