LOT 33 SEC 5-1N-25
IN OR 1678/971
2001 MERT DW/MH

LEWIS LESLIE M
44664 PINE BREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-276C-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

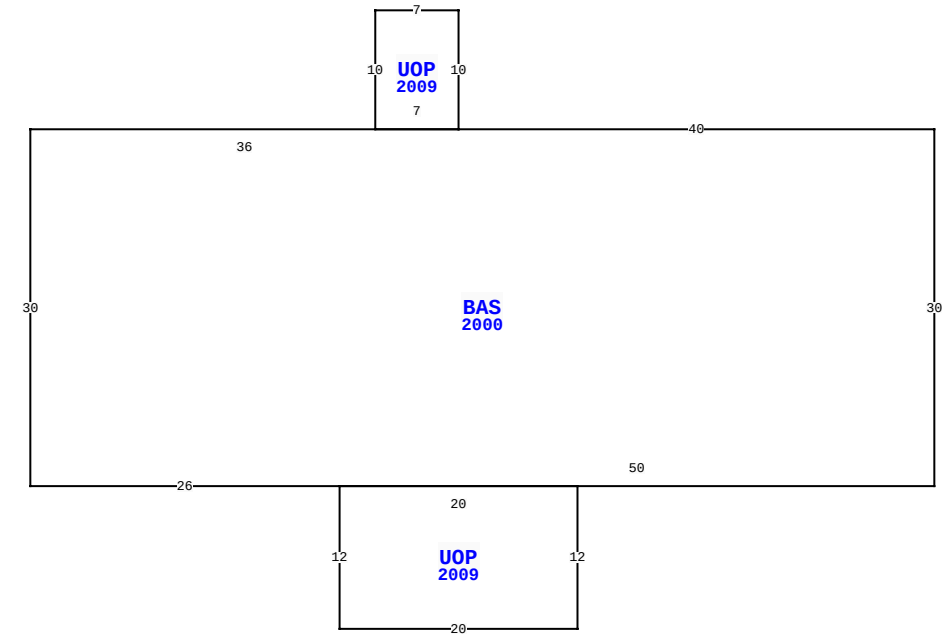
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	2,280	100	2000	2,280	105,055
UOP	70	25	2009	18	829
UOP	240	25	2009	60	2,765
TOTALS	2,590			2,358	108,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,358	123.2000	104.72	246,930	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2011 Heated Area: 2280 HX Base Yr 2011



44664 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		108,649
TOTAL MARKET OB/XF VALUE		140
TOTAL LAND VALUE - MARKET		45,900
TOTAL MARKET VALUE		154,689
SOH/AGL Deduction		78,101
ASSESSED VALUE		76,588
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,866
TOTAL JUST VALUE		154,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003296	MH MOVE-ON	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1678/0971	5/06/2010	WD	U	I	12	70,500
GRANTOR: JAX FEDERAL CREDIT UN						
GRANTEE: LEWIS LESLIE M						
1650/0994	11/30/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: JAX FEDERAL CREDIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W40 UOP=[YR=2009] N10 W7 S10 E7$ W36 S30 E26UOP=[YR=2009] S12 E20 N12 W20$ E50 N30$.

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	1242	WD DECK A	0	100	10	7	70.00	SF	10.00	10.00	100	2002	2002	3	20	140	

LAND DESCRIPTION

TOTAL OB/XF 140

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	1.02	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,900							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.02 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/30/2025 BY SYS