LOT 34 SEC 5-1N-25
IN OR 2016/826
CONSERV ESMT PT OR 993/821

BRANSON ROBERT E SR
44674 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-276C-0034-0000

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 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	05	Quality Level 05

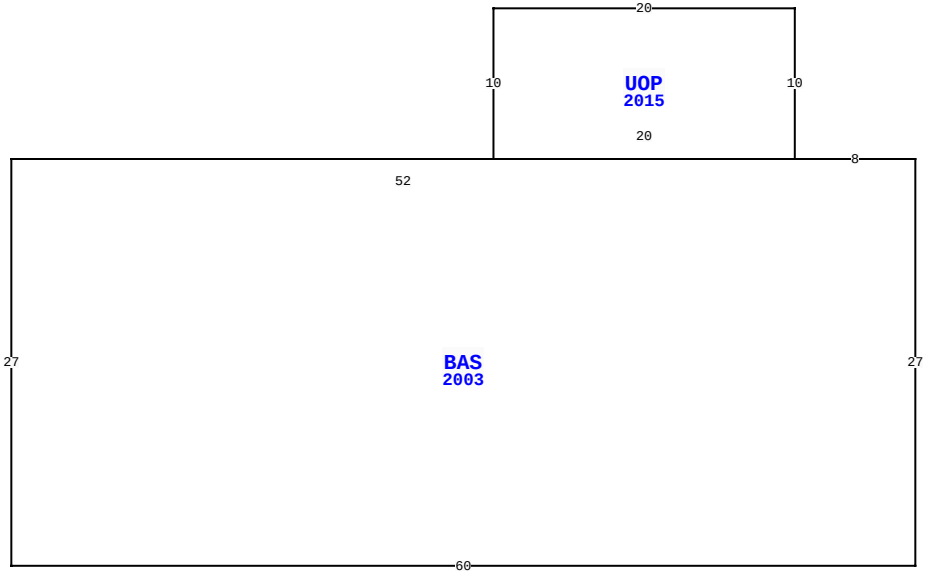
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2003	1,620	120,066
UOP	200	25	2015	50	3,706
TOTALS	1,820			1,670	123,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,670	140.6400	119.54	199,632	2002	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2016 Heated Area: 1620 HX Base Yr 2016



44674 PINEBREEZE CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		148,194
TOTAL MARKET OB/XF VALUE		7,361
TOTAL LAND VALUE - MARKET		76,950
TOTAL MARKET VALUE		232,505
SOH/AGL Deduction		84,346
ASSESSED VALUE		148,159
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,437
TOTAL JUST VALUE		232,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006547	GARAGE	57,403	08/01/2019
E10122	NEW CONSTR	0	09/01/2002
MH3923	MH MOVE-ON	0	07/01/2002
P5947	NEW CONSTR	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2016/0826	11/16/2015	WD	Q	I	01	110,000
GRANTOR: DELAHUNT JOHN & LESLE						
GRANTEE: BRANSON ROBERT E SR						
1439/1066	8/25/2006	WD	Q	I		113,000
GRANTOR: SPEARS MICHAEL DARVEN						
GRANTEE: DELAHUNT JOHN & LES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W8 UOP=[YR=2015] N10 W20 S10 E20$ W52 S27 E60 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
1	0811	CONCRETE B	0	100	20	20	400.00	SF	5.20	5.20	100	2002	2002	3	80	1,664	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.00	21.00	100	2002	2002	3	20	605	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
4	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2005	2005	3	22	352	
5	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50	6.50	100	2019	2019	3	97	1,765	

LAND DESCRIPTION

TOTAL OB/XF 7,361

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	1.90	AC		1.00	1.00	0.90	45,000.00	40,500.00	76,950							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.90 Total Land Value: 76,950 Market: 0 Agricultural: 0 Common: 76,950 PRINTED 07/30/2025 BY SYS

LOT 34 SEC 5-1N-25
IN OR 2016/826
CONSERV ESMT PT OR 993/821

BRANSON ROBERT E SR
44674 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-276C-0034-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

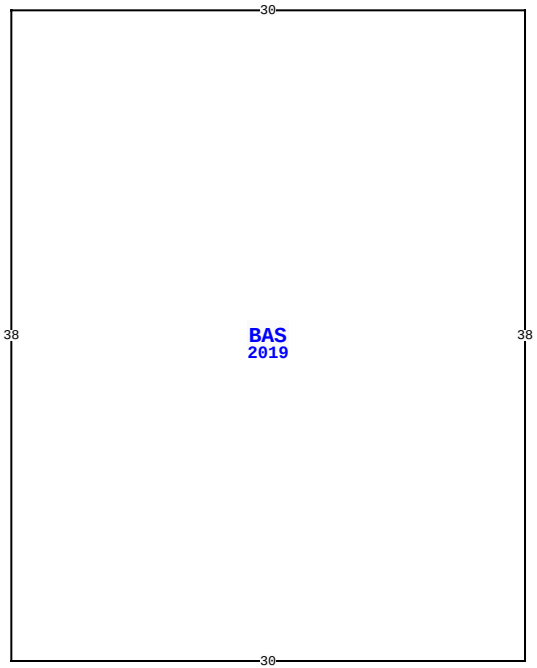
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2019	1,140	24,422
TOTALS	1,140			1,140	24,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,140	60.9500	22.55	25,707	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2016 Heated Area: 1140 HX Base Yr 2016



44674 PINEBREEZE CIR, CALLAHAN

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NASSAU COUNTY PROPERTY

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1439/1066	8/25/2006	WD	Q	I		113,000
GRANTOR: SPEARS MICHAEL DARVEN						
GRANTEE: DELAHUNT JOHN & LES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S38 E30 N38$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.90 Total Land Value: 76,950 Market: 0 Agricultural: 0 Common: 76,950 PRINTED 07/30/2025 BY SYS