LOT 35
IN OR 2189/772
AMENDED CUSHING CREEK ESTATES

WILLIAMS JESSICA L &/ROBINSON ROBERT
44686 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-276C-0035-0000

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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

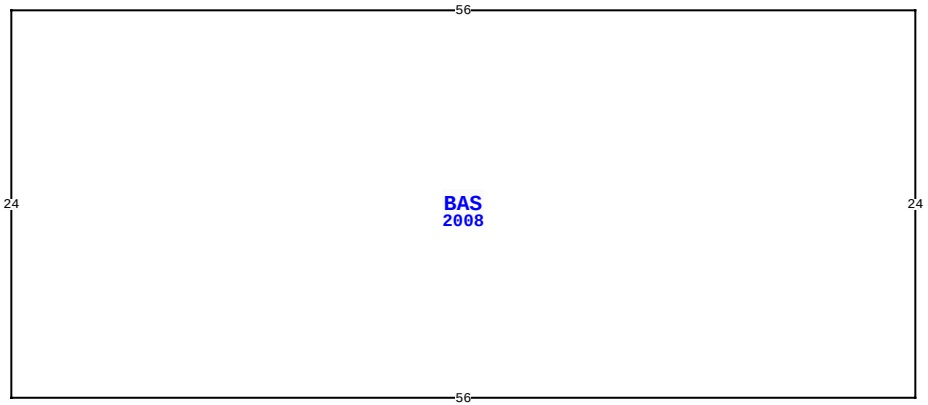
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2008	1,344	103,693
TOTALS	1,344			1,344	103,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	146.4000	124.44	167,247	1997	2009	0	0	0	38.00	62.00

1 M/H 94+ – 0% - 2025 Heated Area: 1344 HX Base Yr



44686 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	119,699
TOTAL MARKET OB/XF VALUE	3,393
TOTAL LAND VALUE - MARKET	57,150
TOTAL MARKET VALUE	180,242
SOH/AGL Deduction	0
ASSESSED VALUE	180,242
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,242
TOTAL JUST VALUE	180,242
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000743	GARAGE	35,563	02/01/2019
MH013526	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/0772	4/06/2018	WD	Q	I	01	115,000
GRANTOR: GAMBILL JIMMY L & TAB						
GRANTEE: WILLIAMS JESSICA L						
0996/1199	7/09/2001	WD	U	I	13	30,000
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: GAMBILL JIMMY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S24 E56 N24$.

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	0	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	20	128	
2	1242	WD DECK A	0	0	25	10	250.00	SF	10.00	10.00	100	2001	2001	3	20	500	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 3,393

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	1.27	AC		1.00	1.00	1.00	45,000.00	45,000.00	57,150							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.27 Total Land Value: 57,150 Market: 0 Agricultural: 0 Common: 57,150 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

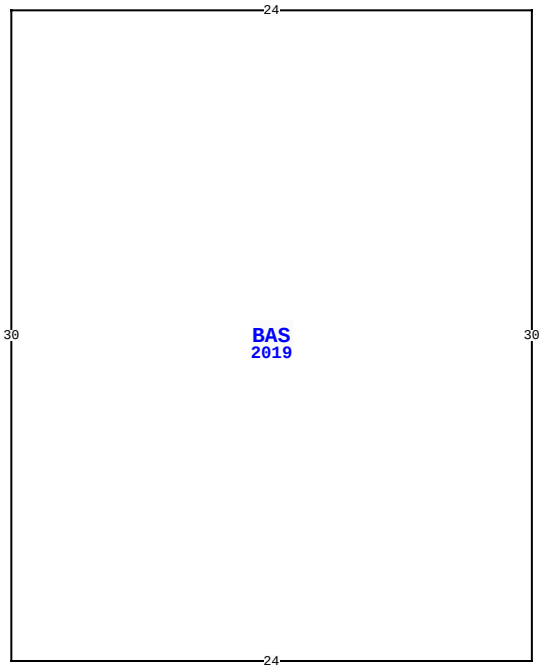
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		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	720	100	2019	720	16,006
TOTALS	720			720	16,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	23.40	16,848	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 0% - 2025 Heated Area: 720 HX Base Yr



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TOTAL JUST VALUE	180,242
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,326

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SALES DATA

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GRANTOR: HENDRICKS DANIEL R						
GRANTEE: GAMBILL JIMMY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S30 E24 N30$.

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 05/10/2024 BY TWA Total Acres: 1.27 Total Land Value: 57,150 Market: 0 Agricultural: 0 Common: 57,150 PRINTED 07/30/2025 BY SYS