LOT 36
AMENDED CUSHING CREEK ESTATES
PB 6/92-94

MATOS ANTONIA & EDNA
44702 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-276C-0036-0000

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

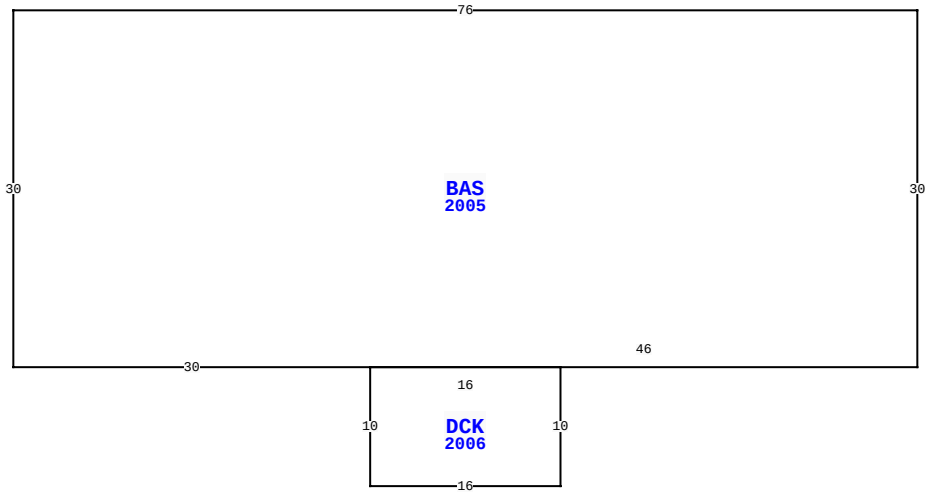
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2005	2,280	183,363
DCK	160	15	2006	24	1,930
TOTALS	2,440			2,304	185,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,304	147.8400	125.66	289,521	2005	2010	0	0	0	36.00	64.00

1 M/H 94+ – 0% - 2023 Heated Area: 2280 HX Base Yr



44702 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	185,293
TOTAL MARKET OB/XF VALUE	13,536
TOTAL LAND VALUE - MARKET	51,300
TOTAL MARKET VALUE	250,129
SOH/AGL Deduction	0
ASSESSED VALUE	250,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,129
TOTAL JUST VALUE	250,129
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14469	ELEC OTHER	0	03/01/2005
MH4542	MH MOVE-ON	0	02/01/2005
M09344	MECH OTHER	0	02/01/2005
P09061	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/0464	11/16/2022	WD	Q	I	01	275,000
GRANTOR: CASE MARRIETTA						
GRANTEE: MATOS ANTONIA & EDN						
2435/0178	2/17/2021	FJ	U	I	11	100
GRANTOR: CASE JAMES C ESTATE						
GRANTEE: CASE MARRIETTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S30 E30 DCK=[YR=2006] S10 E16 N10 W16$
E46 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	0	0	0	2,318.00	SF	4.00	4.00	100	2005	2005	3	84	7,788	
3	0351	CARPORT MT	0	0	20	20	400.00	SF	4.00	4.00	100	2005	2005	3	22	352	
4	0940	SHEDS/PORT	0	0	12	20	240.00	SF	19.50	19.50	100	2005	2005	3	22	1,030	
5	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	2005	2005	3	22	422	
6	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2006	2006	3	24	864	

LAND DESCRIPTION

TOTAL OB/XF 13,536

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	1.14	AC		1.00	1.00	1.00	45,000.00	45,000.00	51,300							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.14 Total Land Value: 51,300 Market: 0 Agricultural: 0 Common: 51,300 PRINTED 07/30/2025 BY SYS