LOT 40
IN OR 2156/214
R673835 & R673836

WAITE JARED P & LINDSEY
44776 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-276C-0040-0000

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 90
Interior Floo	08	SHT VINYL 10
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

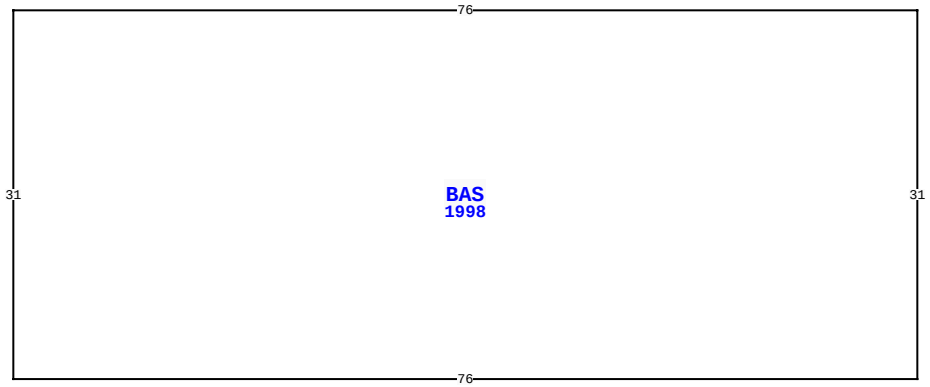
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	1998	2,356	169,561
TOTALS	2,356			2,356	169,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	141.1200	119.95	282,602	1998	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2018 Heated Area: 2356 HX Base Yr 2018



44776 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		169,561
TOTAL MARKET OB/XF VALUE		4,989
TOTAL LAND VALUE - MARKET		54,450
TOTAL MARKET VALUE		229,000
SOH/AGL Deduction		97,674
ASSESSED VALUE		131,326
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,604
TOTAL JUST VALUE		229,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2156/0214	11/03/2017	SW	Q	I	02	135,000
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: WAITE JARED P & LIN						
2127/0778	6/08/2017	CT	U	I	18	65,600
GRANTOR: CLERK OF COURT						
GRANTEE: RIVER CITY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S31 E76 N31$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	1242	WD DECK A	0	100	0	0	554.00	SF	10.00	10.00	100	2000	2000	3	20	1,108	
3	0810	CONCRETE A	0	100	18	12	216.00	SF	6.50	6.50	100	2000	2000	3	77	1,081	

LAND DESCRIPTION

TOTAL OB/XF 4,989

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	1.21	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,450							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.21 Total Land Value: 54,450 Market: 0 Agricultural: 0 Common: 54,450 PRINTED 07/30/2025 BY SYS