

LOT 45
IN OR 1624/167
1998 SKYL TW/MH

DAUGHTRY BOBBY RAY JR
44884 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-276C-0045-0000



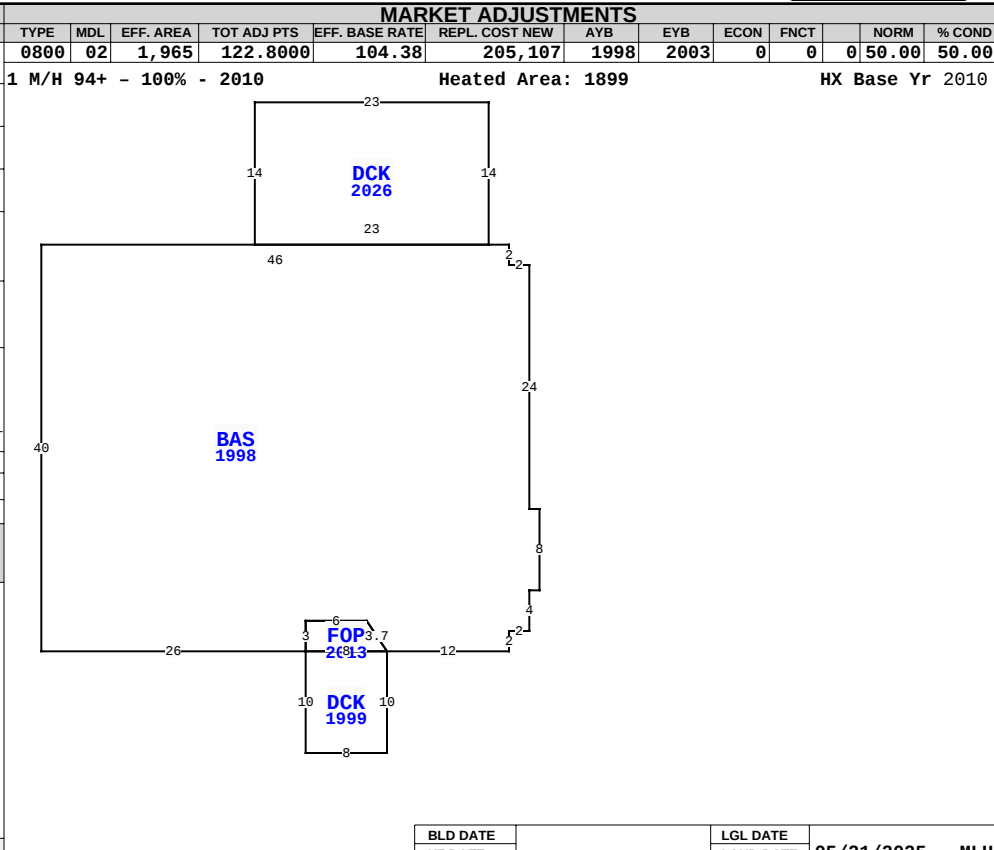
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	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	1,899	100	1998	1,899	99,109
DCK	80	15	1999	12	627
DCK	322	15	2026	48	2,505
FOP	21	30	2013	6	313
TOTALS	2,322			1,965	102,554

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	147.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	100	24	12	300.00	SF	24.00	24.00	
4	0351	CARPORT MT	0	100	16	30	480.00	SF	10.00	10.00	
7	0812	CONCRETE C	0	100	0	0	5,636.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.15	AC	



44884 PINEBREEZE CIR, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	126,813		
TOTAL MARKET OB/XF VALUE	24,304		
TOTAL LAND VALUE - MARKET	51,750		
TOTAL MARKET VALUE	202,867		
SOH/AGL Deduction	89,896		
ASSESSED VALUE	112,971		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	62,249		
TOTAL JUST VALUE	202,867		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	202,351		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326915	ADDITION	9,800	02/01/2013
B26694	GARAGE	50,186	12/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1624/0167	6/03/2009	WD	Q	I	01	134,000
GRANTOR: RHODEN EARICE RAY JR						
GRANTEE: DAUGHTRY BOBBY RAY						
0826/0143	3/12/1998	WD	U	V	13	26,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: RHODEN EARICE JR &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998;ORIG=0,0] W46 S40 E26 N3 E6 D3R2 E12 N2 E2 N4 E1 N8 W1 N24 W2 N2 \$											
DCK=[YR=1999;ORIG=-20,40] S10 E8 N10 W8 \$											
FOP=[YR=2013;ORIG=-20,40] E8 U3L2 W6 S3 \$											
DCK=[YR=2026;ORIG=-25,-14] E23 S14 W23 N14 \$											

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