LOT 47 2005 FTWD DWMH
IN OR 1194/333
CONSERV ESMT PT OR 993/821

HARRIS BONNIE D
44926 PINEBREEZE CIRCLE
CALLAHAN, FL 32011-4146

2025

04-1N-25-276C-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	04	Quality Level 04

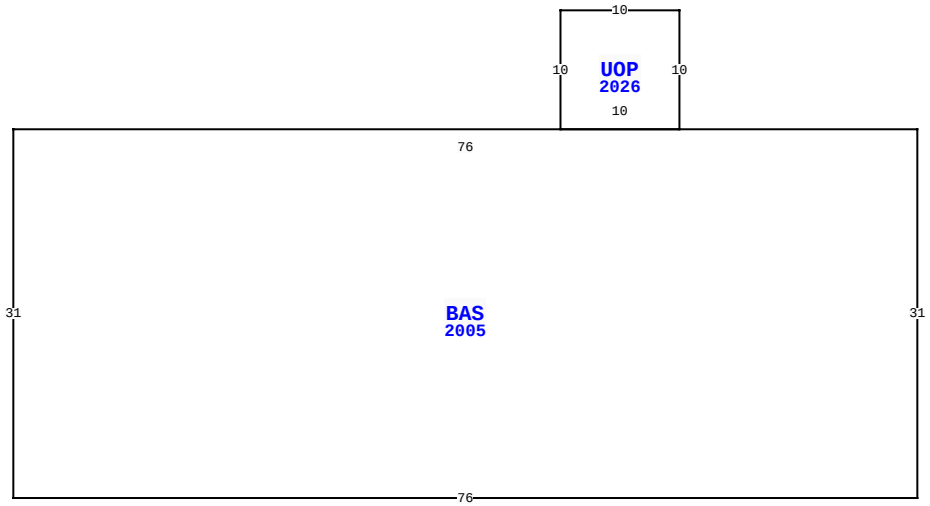
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2005	2,356	146,550
UOP	100	25	2026	25	1,555
TOTALS	2,456			2,381	148,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,381	135.5200	115.19	274,267	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2006 Heated Area: 2356 HX Base Yr 2006



44926 PINEBREEZE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2004	2004	3	32	6,720	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
3	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	2005	2005	3	22	211	
6	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2006	2006	3	24	307	
7	0681	POLE SHED	0	100	8	4	32.00	SF	11.25	11.25	100	2007	2007	3	44	158	
8	0479	VF PICKET	0	100	0	0	94.00	LF	10.00	10.00	100	2007	2007	3	69	649	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		148,104
TOTAL MARKET OB/XF VALUE		11,125
TOTAL LAND VALUE - MARKET		77,280
TOTAL MARKET VALUE		236,509
SOH/AGL Deduction		99,843
ASSESSED VALUE		136,666
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		80,944
TOTAL JUST VALUE		236,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14522	ELEC OTHER	0	03/01/2005
M09388	MECH OTHER	0	03/01/2005
MH4543	MH MOVE-ON	0	02/01/2005
P09063	OTHER	0	02/01/2005
B12916	GARAGE	19,800	05/01/2004
W246	XFOB	0	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/0333	12/09/2003	WD	Q	V		27,500
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HARRIS THURMAN E &						
1091/0788	10/31/2002	WD	Q	V	05	100
GRANTOR: RODRIGUEZ JOSE B & JA						
GRANTEE: HIGGINBOTHAM MARVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W76 S31 E76 N31 $
UOP=[YR=2026;ORIG=-30,-10] E10 S10 W10 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,125

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	2.76	AC		1.00	1.00	0.80	35,000.00	28,000.00	77,280							

REVIEW DATE 02/25/2020 BY KBP Total Acres: 2.76 Total Land Value: 77,280 Market: 0 Agricultural: 0 Common: 77,280 PRINTED 07/30/2025 BY SYS