LOT 48
CONSERV ESMT PT OR 993/821
AMENDED CUSHING CREEK ESTATES

JORDAN ROBERT &/HOLLIS TONYA
44950 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-276C-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

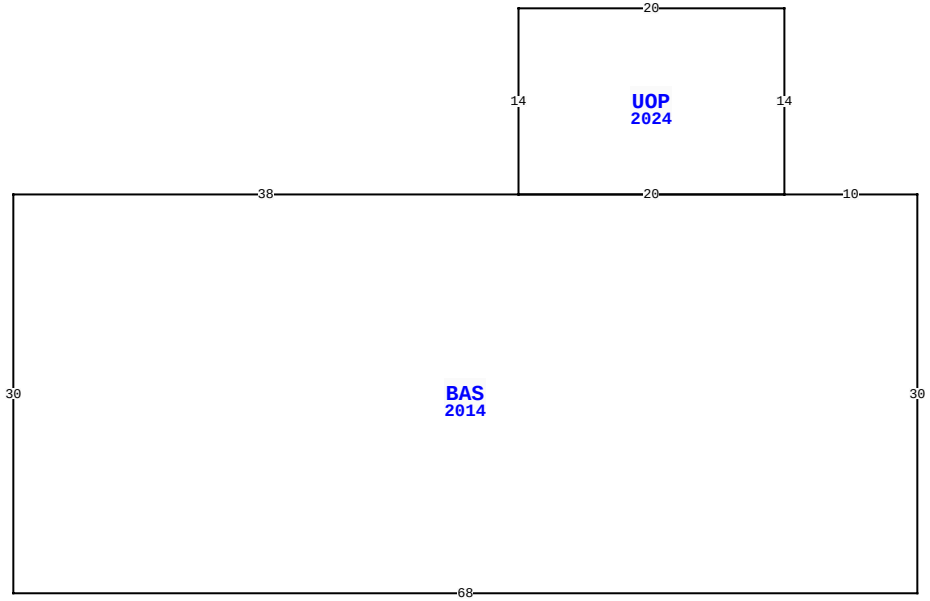
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2014	2,040	129,440
UOP	280	25	2024	70	4,442
TOTALS	2,320			2,110	133,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
0800	02	2,110	120.4000	102.34	215,937	2014	2014	0	0	10	28.00	62.00

2 M/H 94+ – 100% - 2020 Heated Area: 2040 HX Base Yr 2020



44950 PINEBREEZE CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		133,881
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		49,000
TOTAL MARKET VALUE		182,881
SOH/AGL Deduction		28,482
ASSESSED VALUE		154,399
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,677
TOTAL JUST VALUE		182,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145562	CO ISSUED	0	05/20/2014
MH145562	MH MOVE-ON	0	05/01/2014
B25768	DEMOLITION	3,830	03/01/2012
MH992746	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2481/0048	7/10/2021	QC	U	I	11	71,500
GRANTOR: JORDAN ROBERT						
GRANTEE: JORDAN ROBERT & TON						
2253/0601	1/02/2019	WD	Q	I	01	150,000
GRANTOR: JARVIS BETTY JEAN & C						
GRANTEE: JORDAN ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W10 W20 W38 S30 E68 N30 $
UOP=[YR=2024;ORIG=-10,0] W20 N14 E20 S14 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.00	AC		1.00	1.00	0.70	35,000.00	24,500.00	49,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 2.00 Total Land Value: 49,000 Market: 0 Agricultural: 0 Common: 49,000 PRINTED 07/30/2025 BY SYS