LOT 49 2004 GENA DW/MH
CONSERV ESMT PT OR 993/821
AMENDED CUSHING CREEK ESTATES

SWEAT DAVID
44986 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-276C-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

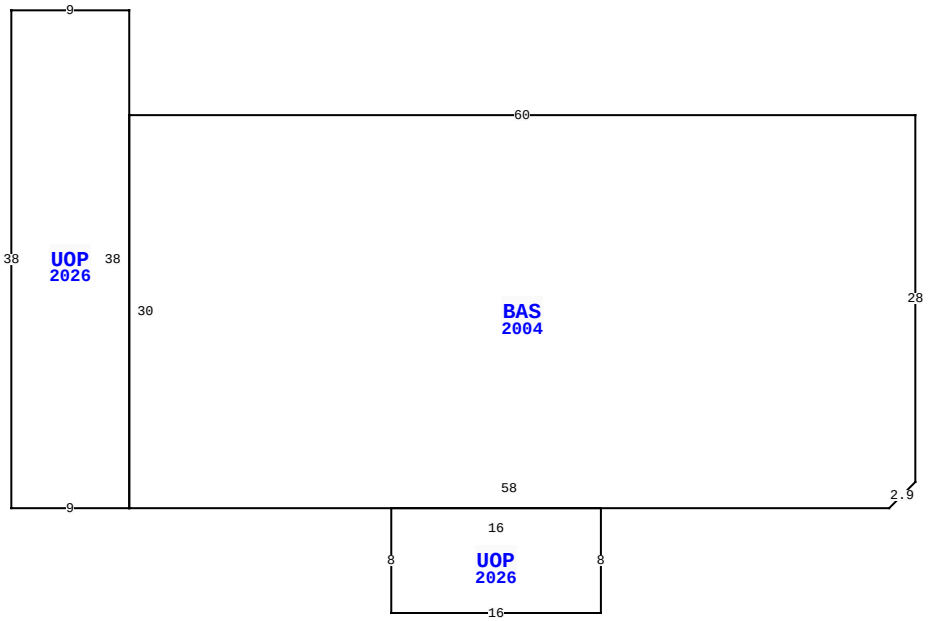
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,798	100	2004	1,798	97,909
UOP	128	25	2026	32	1,743
UOP	342	25	2026	86	4,683
TOTALS	2,268			1,916	104,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,916	123.2000	104.72	200,644	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2020 Heated Area: 1798 HX Base Yr 2020



44986 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		104,335
TOTAL MARKET OB/XF VALUE		9,818
TOTAL LAND VALUE - MARKET		64,680
TOTAL MARKET VALUE		178,833
SOH/AGL Deduction		51,104
ASSESSED VALUE		127,729
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,007
TOTAL JUST VALUE		178,833
NCON VALUE		11,194
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20732	CONCRETE SLAB/PTO	1,300	11/01/2007
MH4374	MH MOVE-ON	0	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2256/0463	2/01/2019	WD	Q	I	01	129,000
GRANTOR: SMITH KATHY E						
GRANTEE: SWEAT DAVID						
2256/0461	2/01/2019	QC	U	I	11	100
GRANTOR: CREWS KARA M SMITH						
GRANTEE: SWEAT DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W60 S30 E58 U2R2 N28 $
UOP=[YR=2026;ORIG=-69,-8] E9 S38 W9 N38 $
UOP=[YR=2026;ORIG=-40,30] E16 S8 W16 N8 $
.

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	2004	2004	3	87	3,045	
2	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	2007	2007	3	87	181	
3	0811	CONCRETE B	0	100	24	40	960.00	SF	5.20	5.20	100	2007	2007	3	87	4,343	
4	0753	UEP	0	100	0	0	144.00	SF	22.00	22.00	100	2014	2014	3	71	2,249	

LAND DESCRIPTION

TOTAL OB/XF 9,818

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	2.31	AC		1.00	1.00	0.80	35,000.00	28,000.00	64,680							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 2.31 Total Land Value: 64,680 Market: 0 Agricultural: 0 Common: 64,680 PRINTED 07/30/2025 BY SYS