LOT 16
IN OR 1943/1181
R673135 & R673136 & R673137

RIVERA NOEMI MENDEZ &/SANTANA LUIS ARIEL LUGO
44343 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

**2025**

**04-1N-25-2786-0016-0000**

## 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 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 |
| BUD4 Adjustme | 40 | . 100 |
| Quality | 03 | Quality Level 03 |

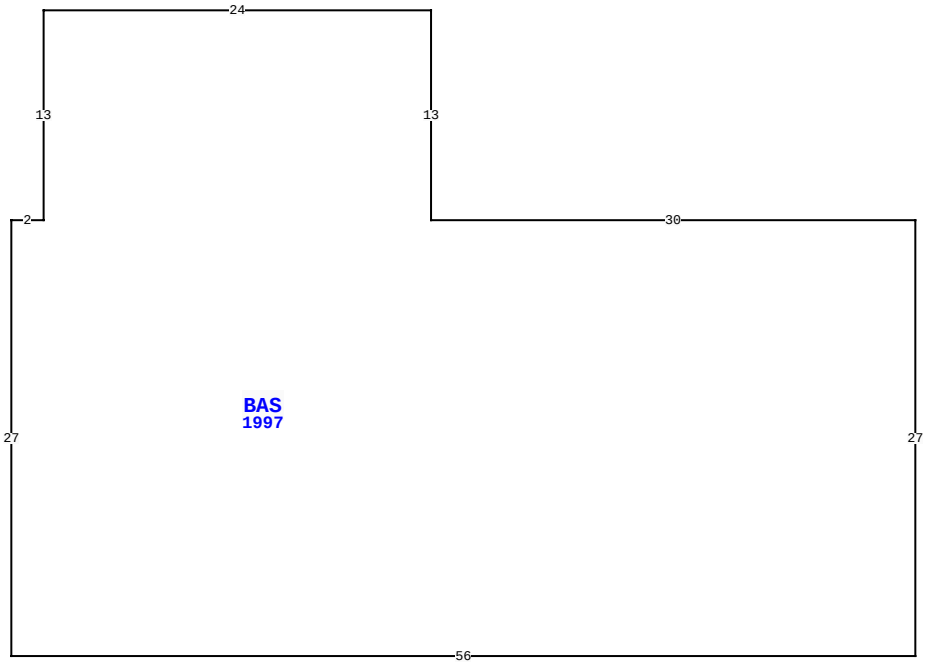
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,824 | 100 | 1997 | 1,824 | 85,303 |
| TOTALS | 1,824 | | | 1,824 | 85,303 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,824 | 157.2000 | 133.62 | 243,723 | 1997 | 1997 | 0 | 0 | 0 | 65.00 | 35.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1824 HX Base Yr




44343 PINEBREEZE CIR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 85,303 |
| TOTAL MARKET OB/XF VALUE | 4,530 |
| TOTAL LAND VALUE - MARKET | 88,200 |
| TOTAL MARKET VALUE | 178,033 |
| SOH/AGL Deduction | 20,758 |
| ASSESSED VALUE | 157,275 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 157,275 |
| TOTAL JUST VALUE | 178,033 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 178,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH961455 | MH MOVE-ON | 0 | 08/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1943/1181 | 10/17/2014 | WD | Q | I | 01 | 102,000 |
| GRANTOR: LSG HOMES LLC | | | | | | |
| GRANTEE: RIVERA NOEMI MENDEZ | | | | | | |
| 1894/1355 | 12/20/2013 | CT | U | I | 18 | 28,200 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: LSG HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W30 N13 W24 S13 W2 S27 E56 N27 $ .

## 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 | 0351 | CARPORT MT | 0 | 0 | 20 | 28 | 560.00 | SF | 10.00 | 10.00 | 100 | 1996 | 1996 | 3 | 20 | 1,120 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 10 | 80.00 | SF | 30.00 | 30.00 | 100 | 1996 | 1996 | 3 | 20 | 480 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 4 | 28 | 112.00 | SF | 10.00 | 10.00 | 100 | 1997 | 1997 | 3 | 20 | 224 | |
| 4 | 1242 | WD DECK A | 0 | 0 | 12 | 30 | 360.00 | SF | 10.00 | 10.00 | 100 | 1996 | 1996 | 3 | 20 | 720 | |
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 15 | 16 | 240.00 | SF | 30.00 | 30.00 | 100 | 1996 | 1996 | 3 | 20 | 1,440 | |
| 6 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 14 | 140.00 | SF | 19.50 | 19.50 | 100 | 1996 | 1996 | 3 | 20 | 546 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,530

| 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 | 0 | 0006 | OR | 0.00 | 0.00 | 1.96 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 88,200 | | | | | | | |

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.96 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 07/30/2025 BY SYS