LOT 17
MEARES MEADOWS PB 6/17-18

POWELL CHRISTOPHER JR &/NYE TANYA L
44329 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-2786-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

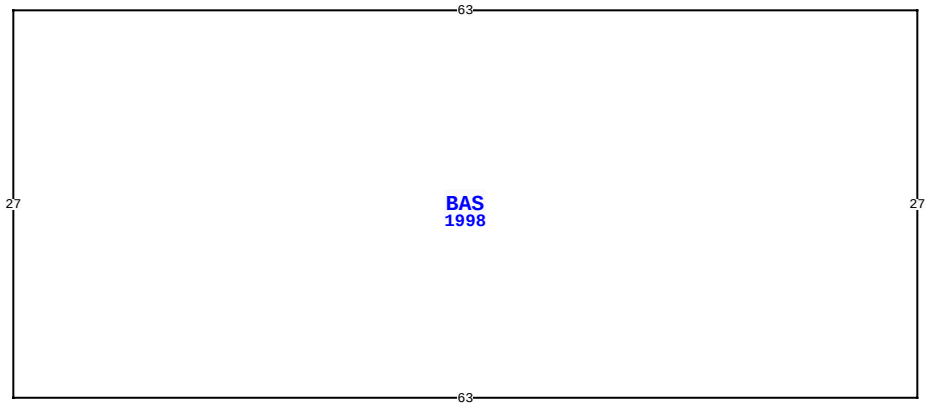
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,701	100	1998	1,701	89,354
TOTALS	1,701			1,701	89,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,701	123.6000	105.06	178,707	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2021 Heated Area: 1701 HX Base Yr 2021



44329 PINEBREEZE CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		89,354
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		68,400
TOTAL MARKET VALUE		160,554
SOH/AGL Deduction		58,603
ASSESSED VALUE		101,951
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,229
TOTAL JUST VALUE		160,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH972014	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2443/0897	3/14/2021	WD	U	I	11	100
GRANTOR: POWELL CHRISTOPHER JR						
GRANTEE: POWELL CHRISTOPHER						
2344/0695	2/26/2020	WD	U	I	11	100
GRANTOR: POWELL TANYA NYE						
GRANTEE: NYE TANYA L & CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W63 S27 E63 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	1.52	AC		1.00	1.00	1.00	45,000.00	45,000.00	68,400							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.52 Total Land Value: 68,400 Market: 0 Agricultural: 0 Common: 68,400 PRINTED 07/30/2025 BY SYS