LOT 18
R787655 & R787656
MEARES MEADOWS PB 6/17-18

MASON ROBERT & JODY
44309 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-2786-0018-0000

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 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	03	Quality Level 03

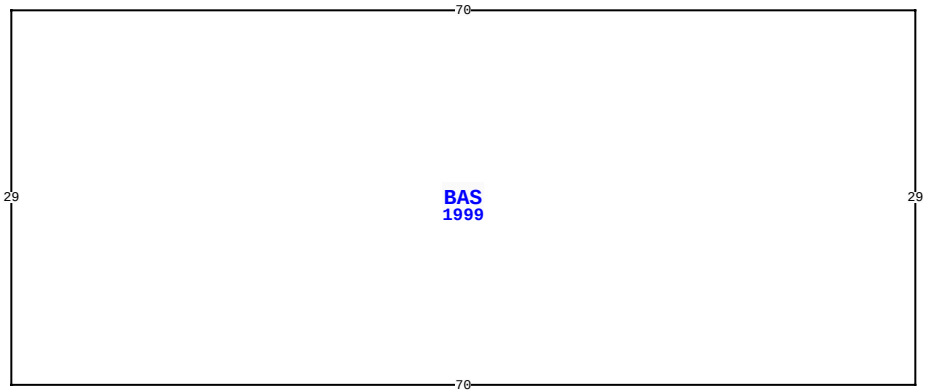
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	1999	2,030	105,159
TOTALS	2,030			2,030	105,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,030	117.2000	99.62	202,229	1999	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2022 Heated Area: 2030 HX Base Yr 2022



44309 PINEBREEZE CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		105,159
TOTAL MARKET OB/XF VALUE		9,424
TOTAL LAND VALUE - MARKET		70,200
TOTAL MARKET VALUE		184,783
SOH/AGL Deduction		83,618
ASSESSED VALUE		101,165
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,443
TOTAL JUST VALUE		184,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961331	MH MOVE-ON	0	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/1940	7/27/2021	WD	Q	I	01	130,000
GRANTOR: JARRETT DANIEL E & JE						
GRANTEE: MASON ROBERT & JODY						
1245/1148	7/14/2004	QC	Q	I	01	100
GRANTOR: JARRETT LISA MARIE						
GRANTEE: JARRETT DANIEL EUGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W70 S29 E70 N29$.

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	1242	WD DECK A	0	100	8	13	104.00	SF	10.00	10.00	100	1999	1999	3	20	208	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2017	2017	3	74	2,960	
4	0350	CARPORT WD	0	100	8	20	160.00	SF	13.00	13.00	100	2017	2017	3	74	1,539	
5	0811	CONCRETE B	0	100	0	0	377.00	SF	5.20	5.20	100	2017	2017	3	96	1,882	

LAND DESCRIPTION

TOTAL OB/XF 9,424

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	1.56	AC		1.00	1.00	1.00	45,000.00	45,000.00	70,200							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.56 Total Land Value: 70,200 Market: 0 Agricultural: 0 Common: 70,200 PRINTED 07/30/2025 BY SYS