LOT 19
MEARES MEADOWS PB 6/17-18

PATTTERSON NICHOLAS L
44291 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-2786-0019-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 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	04	Quality Level 04

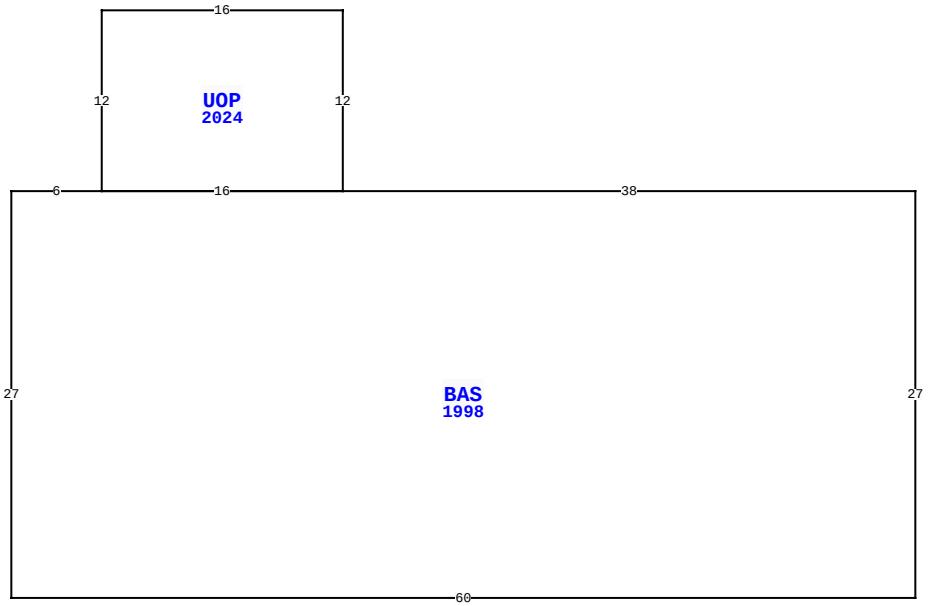
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1998	1,620	82,685
UOP	192	25	2024	48	2,450
TOTALS	1,812			1,668	85,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,668	127.6000	102.08	170,269	1993	2003	0	0	0	50.00	50.00

1 M/H 93- – 0% - 2024 Heated Area: 1620 HX Base Yr



44291 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	85,134
TOTAL MARKET OB/XF VALUE	3,620
TOTAL LAND VALUE - MARKET	69,300
TOTAL MARKET VALUE	158,054
SOH/AGL Deduction	0
ASSESSED VALUE	158,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,054
TOTAL JUST VALUE	158,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971756	MH MOVE-ON	0	05/01/1997
MH961322	MH MOVE-ON	0	04/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1191	4/07/2023	WD	Q	I	01	187,500
GRANTOR: BELLEAIRE INVESTMENT						
GRANTEE: PATTTERSON NICHOLAS						
2456/0348	4/23/2021	WD	U	I	37	55,000
GRANTOR: LITTLETON JAMES & ANG						
GRANTEE: BELLEAIRE INVESTMEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W38 W16 W6 S27 E60 N27 $
UOP=[YR=2024;ORIG=-54,0] E16 N12 W16 S12 $
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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	0940	SHEDS/PORT	0	0	12	14	168.00	SF	21.30	21.30	100	1997	1997	3	20	716	
2	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	100	1997	1997	3	20	384	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 3,620

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	1.54	AC		1.00	1.00	1.00	45,000.00	45,000.00	69,300							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.54 Total Land Value: 69,300 Market: 0 Agricultural: 0 Common: 69,300 PRINTED 07/30/2025 BY SYS