LOT 23
MEARES MEADOWS PB 6/17-18

LIVELY ERICA M/LIVELY GUS
44209 PINEBREEZE BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2786-0023-0000

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	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

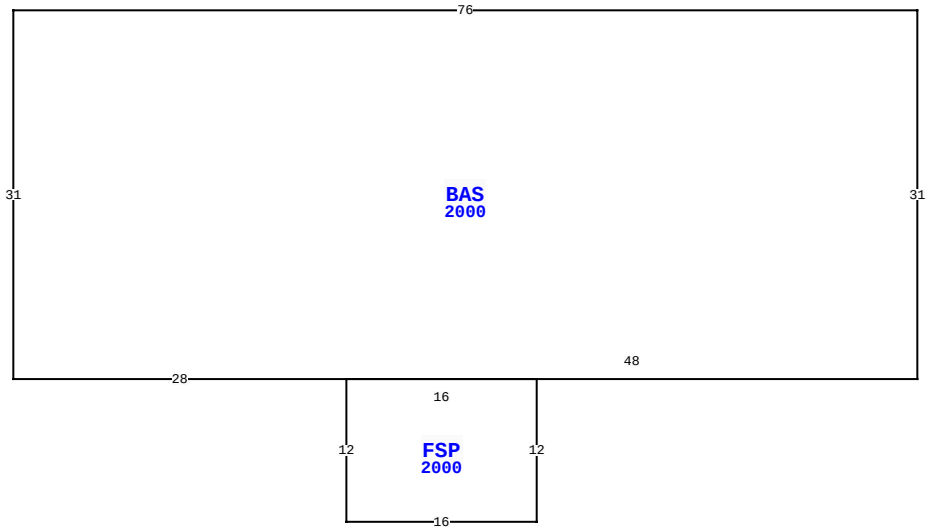
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2000	2,356	140,823
FSP	192	60	2000	115	6,874
TOTALS	2,548			2,471	147,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,471	117.2000	99.62	246,161	2000	2008	0	0	0	40.00	60.00

1 M/H 94+ – 50% - 2023 Heated Area: 2356 HX Base Yr 2023



44209 PINEBREEZE CIR, CALLAHAN

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

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0811	CONCRETE B	0	50	0	0	1,500.00	SF	5.20	5.20	100	2005	2005	3	84	6,552	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		147,697
TOTAL MARKET OB/XF VALUE		9,457
TOTAL LAND VALUE - MARKET		62,100
TOTAL MARKET VALUE		219,254
SOH/AGL Deduction		3,428
ASSESSED VALUE		215,826
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		165,104
TOTAL JUST VALUE		219,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996461	XFOB	2,400	10/01/1999
MH992775	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/1325	10/31/2022	QC	U	I	11	75,600
GRANTOR: LIVLEY ERICA M & SHAW						
GRANTEE: LIVELY ERICA M & GU						
2304/1159	9/17/2019	SW	Q	I	01	164,900
GRANTOR: RAYNEY DAY HOLDINGS L						
GRANTEE: LIVELY ERICA M & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S31 E28 FSP=[YR=2000] S12 E16 N12 W16 $ E48 N31 $.

LAND DESCRIPTION

TOTAL OB/XF 9,457

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	50	0006	OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,100							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.38 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 07/30/2025 BY SYS