LOT 24
IN OR 1269/348
1996 NOBI DW/MH

OLDAKER KATHY W
44187 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-2786-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

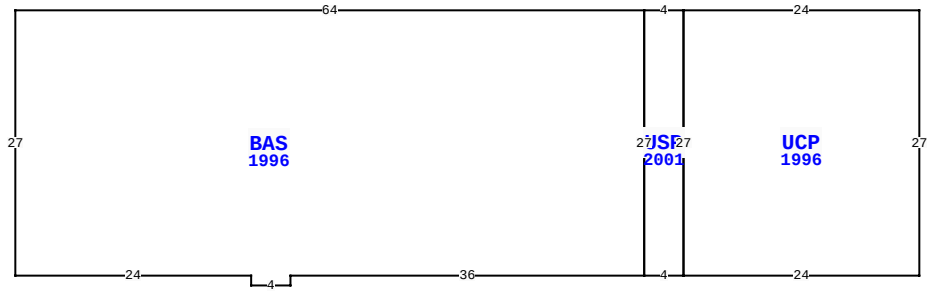
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,732	100	1996	1,732	79,640
UCP	648	20	1996	130	5,978
USP	108	50	2001	54	2,483
TOTALS	2,488			1,916	88,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,916	117.6000	99.96	191,523	1996	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2012 Heated Area: 1732 HX Base Yr 2012



44187 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		88,101
TOTAL MARKET OB/XF VALUE		13,969
TOTAL LAND VALUE - MARKET		60,300
TOTAL MARKET VALUE		162,370
SOH/AGL Deduction		85,633
ASSESSED VALUE		76,737
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,015
TOTAL JUST VALUE		162,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603180	CARPORT	11,900	08/01/1996
MH961337	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1269/0348	10/27/2004	PR	Q	I	01	100
GRANTOR: OLDAKER KATHY P/R						
GRANTEE: OLDAKER KATHY W						
0758/1682	5/06/1996	WD	Q	V		18,000
GRANTOR: MEARES ROBERT E & SHA						
GRANTEE: WOODHAM NEELY L						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1996] W24 USP=[YR=2001] W4 BAS=[YR=1996] W64 S27 E24 S1 E4 N1 E36 N27 $ S27 E4 N27 $ S27 E24 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	1996	1996	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	1,574.00	SF	4.00	4.00	100	1999	1999	3	75	4,722	
3	0510	GARAGE WD-	0	100	20	26	520.00	SF	35.00	35.00	100	2005	2005	3	36	6,552	

LAND DESCRIPTION

TOTAL OB/XF 13,969

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	1.34	AC		1.00	1.00	1.00	45,000.00	45,000.00	60,300							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.34 Total Land Value: 60,300 Market: 0 Agricultural: 0 Common: 60,300 PRINTED 07/30/2025 BY SYS