LOT 25
IN OR 1649/209
R672110 & R672111

WARD DELBERT E JR & BELINDA L
44169 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-2786-0025-0000

NASSAU COUNTY PROPERTY

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 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

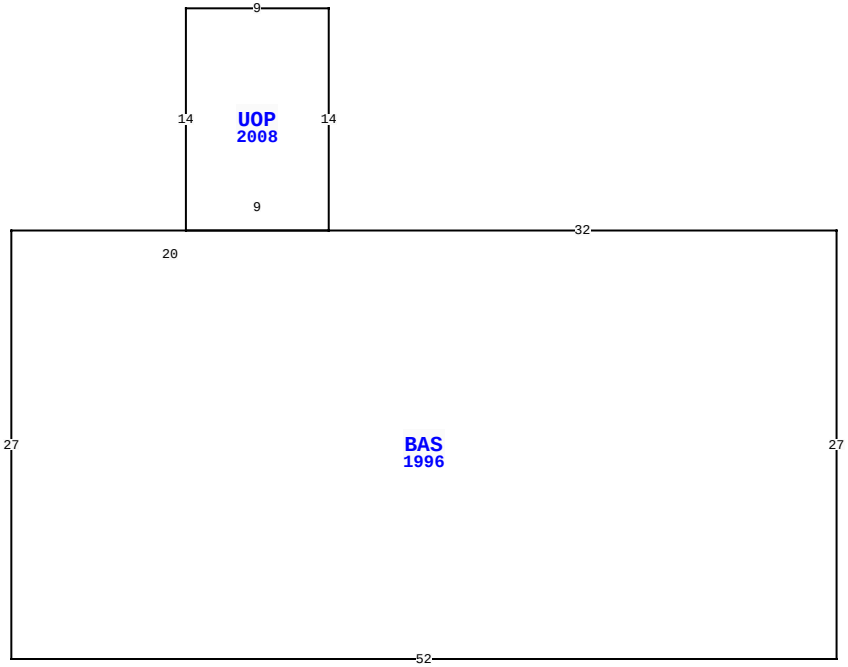
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1996	1,404	42,103
UOP	126	25	2008	32	960
TOTALS	1,530			1,436	43,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,436	117.6000	99.96	143,543	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2010 Heated Area: 1404 HX Base Yr 2010



44169 PINEBREEZE CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		43,063
TOTAL MARKET OB/XF VALUE		15,541
TOTAL LAND VALUE - MARKET		58,950
TOTAL MARKET VALUE		117,554
SOH/AGL Deduction		55,851
ASSESSED VALUE		61,703
TOTAL EXEMPTION VALUE	HX HB	36,703
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961477	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1649/0209	10/26/2009	WD	U	I	12	45,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: WARD DELBERT E JR &						
1612/1684	3/31/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W32 UOP=[YR=2008] N14 W9 S14 E9$ W20 S27 E52 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	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1996	1996	3	20	257	
3	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	1998	1998	3	20	2,160	
4	0812	CONCRETE C	0	100	0	0	3,259.00	SF	4.00	4.00	100	2002	2002	3	80	10,429	

LAND DESCRIPTION

TOTAL OB/XF 15,541

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	1.31	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,950							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.31 Total Land Value: 58,950 Market: 0 Agricultural: 0 Common: 58,950 PRINTED 07/30/2025 BY SYS