LOT 26
MEARES MEADOWS PB 6/17-18

LIVELY GUS FRANKLIN/LIVELY GUS FRANKLIN DIMITRI
44145 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-2786-0026-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

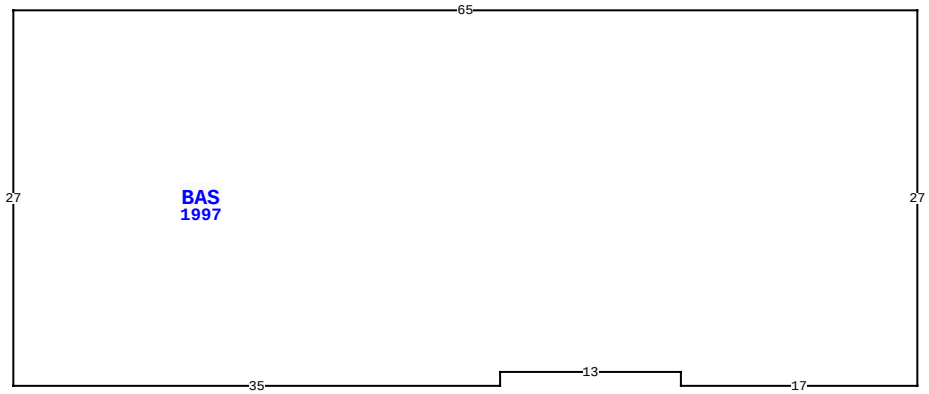
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	1997	1,742	111,064
TOTALS	1,742			1,742	111,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,742	117.2000	99.62	173,538	1997	2010	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2025 Heated Area: 1742 HX Base Yr 2025



44145 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		111,064
TOTAL MARKET OB/XF VALUE		740
TOTAL LAND VALUE - MARKET		56,700
TOTAL MARKET VALUE		168,504
SOH/AGL Deduction		0
ASSESSED VALUE		168,504
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,782
TOTAL JUST VALUE		168,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22306	CARPORT	4,750	02/01/2009
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/246	3/28/2024	WD	Q	I	01	205,000
GRANTOR: MONCRIEF JULIE S LAND						
GRANTEE: LIVELY GUS FRANKLIN						
2676/1908	11/28/2023	WD	U	I	30	25,000
GRANTOR: MONCRIEF JULIE S						
GRANTEE: MONCRIEF JULIE S LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W65 S27 E35 N1 E13 S1 E17 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	1242	WD DECK A	0	100	10	13	130.00	SF	10.00	10.00	100	1997	1997	3	20	260	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 740

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	1.26	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,700							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.26 Total Land Value: 56,700 Market: 0 Agricultural: 0 Common: 56,700 PRINTED 07/30/2025 BY SYS