LOT 28
MEARES MEADOWS PB 6/17-18

MCCOY MARCIA C
44109 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-2786-0028-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	06	Quality Level 06

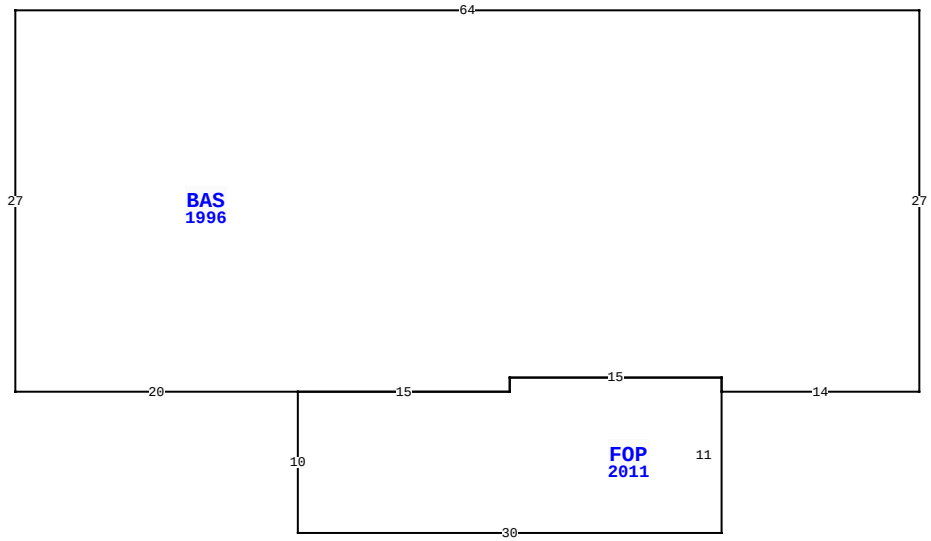
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1996	1,713	147,795
FOP	315	30	2011	94	8,110
TOTALS	2,028			1,807	155,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,807	158.6000	134.81	243,602	1995	2010	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2022 Heated Area: 1713 HX Base Yr 2022



44109 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		167,911
TOTAL MARKET OB/XF VALUE		15,871
TOTAL LAND VALUE - MARKET		48,150
TOTAL MARKET VALUE		231,932
SOH/AGL Deduction		61,182
ASSESSED VALUE		170,750
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,028
TOTAL JUST VALUE		231,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603182	XFOB	2,176	08/01/1996
MH961371	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/0150	1/22/2021	WD	Q	I	01	202,500
GRANTOR: MURPH PAUL E						
GRANTEE: MCCOY MARCIA C						
0923/1135	3/09/2000	WD	Q	I	05	27,900
GRANTOR: GREEN TREE FINANCIAL						
GRANTEE: MURPH PAUL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W64 S27 E20 FOP=[YR=2011] S10 E30 N11 W15 S1 W15$ E15 N1 E15 S1 E14 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	1995	1995	3	76	2,660	
2	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1996	1996	3	20	64	
3	0812	CONCRETE C	0	100	0	0	3,400.00	SF	4.00	4.00	100	2000	2000	3	77	10,472	
4	0810	CONCRETE A	0	100	0	0	420.00	SF	6.50	6.50	100	2020	2020	3	98	2,675	

LAND DESCRIPTION

TOTAL OB/XF 15,871

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	1.07	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,150							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.07 Total Land Value: 48,150 Market: 0 Agricultural: 0 Common: 48,150 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

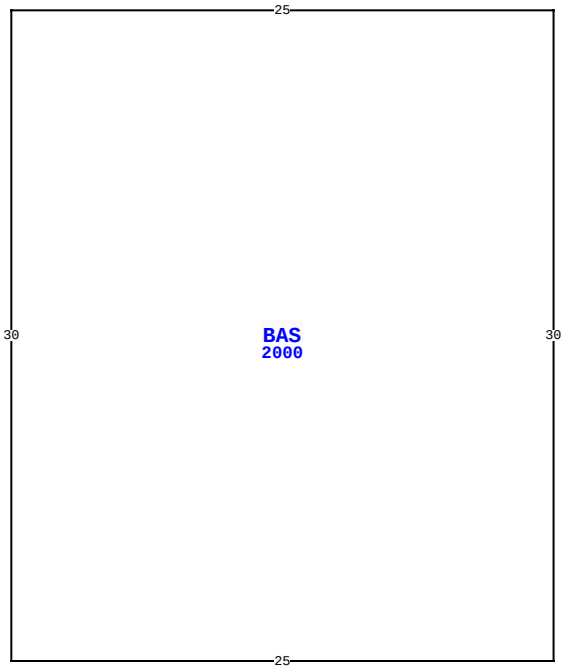
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	2000	750	12,006
TOTALS	750			750	12,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	750	72.1050	26.68	20,010	2000	2000	0	0	0	40.00	60.00

2 GARAGE RES – 100% - 2022 Heated Area: 750 HX Base Yr 2022



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GRANTOR: GREEN TREE FINANCIAL						
GRANTEE: MURPH PAUL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W25 S30 E25 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.07 Total Land Value: 48,150 Market: 0 Agricultural: 0 Common: 48,150 PRINTED 07/30/2025 BY SYS