

LOT 29
IN OR 1569/144
2008 HMMT DW/MH

BATTS CHRISTOPHER/BATTS ARTHUR
44093 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-2786-0029-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	0	0	100
Units		0	100
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,440	100	2008
TOTALS	2,440		2,440
			160,425

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
1	M/H	94+	- 100%	- 2009																						
Heated Area: 2440						HX Base Yr 2009																				
<table border="1"> <tr> <td>BLD DATE</td> <td>02/17/2009</td> <td>DJ</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td></td> <td>LAND DATE</td> <td>05/21/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE	02/17/2009	DJ	LGL DATE		XF DATE			LAND DATE	05/21/2025	INC DATE			AG DATE	MLU
BLD DATE	02/17/2009	DJ	LGL DATE																							
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		177,506	
TOTAL MARKET OB/XF VALUE		5,108	
TOTAL LAND VALUE - MARKET		59,400	
TOTAL MARKET VALUE		242,014	
SOH/AGL Deduction		102,402	
ASSESSED VALUE		139,612	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		88,890	
TOTAL JUST VALUE		242,014	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,344	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016962	GARAGE	33,844	12/08/2021
C5066	CO ISSUED	0	05/01/2008
MH5066	MH MOVE-ON	0	05/01/2008
M13823	MECH OTHER	0	05/01/2008
P13215	OTHER	0	05/01/2008
M7281	H/AC	0	07/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/0144	5/30/2008	WD	Q	I	01	14,000
GRANTOR: BATTS ARTHUR L & SAND						
GRANTEE: BATTS CHRISTOPHER E						
1149/0448	6/27/2003	WD	Q	I	05	30,000
GRANTOR: MEARES ROBERT E & SHA						
GRANTEE: BATTS ARTHUR L & SA						

EXTRA FEATURES																
L N	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	0	0	SF	10.00	10.00	100	2020	2020	3	86	5,108	
TOTALS																
44093 PINEBREEZE CIR, CALLAHAN																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W76 S4 W1 S8 E1 S20 E76 N32S.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.32	AC		1.00	1.00	1.00	45,000.00	45,000.00	59,400							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	660	100	2021
TOTAL ADJ AREA	660	SUBAREA MARKET VALUE 17,081	
TOTALS		660	17,081

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2009			Heated Area: 660			HX Base Yr 2009					
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">22</p> <p style="text-align: center;">30</p> <p style="text-align: center;">BAS 2021</p> <p style="text-align: center;">30</p> <p style="text-align: center;">22</p> </div>											
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XF DATE						LAND DATE					
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TOTAL JUST VALUE		242,014		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		227,344		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P6958	NEW CONSTR	0	07/01/2003
MH002976	MH MOVE-ON	0	07/26/2000
MH98	MH MOVE-ON	0	06/01/1998
MH961339	MH MOVE-ON	0	06/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1569/0144	5/30/2008	WD Q	I	I	01	14,000
GRANTOR: BATTS ARTHUR L & SAND						
GRANTEE: BATTS CHRISTOPHER E						
1149/0448	6/27/2003	WD Q	I	I	05	30,000
GRANTOR: MEARES ROBERT E & SHA						
GRANTEE: BATTS ARTHUR L & SA						

EXTRA FEATURES																
L N	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
44093 PINEBREEZE CIR, CALLAHAN																
TOTAL OB/XF 0																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2021] W22 S30 E22 N30\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV