LOT 31 R583506 & R583507
IN OR 750 PG 311
MEARES MEADOWS PB 6/17-18

LINDSEY JAMES L
44057 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-2786-0031-0000

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	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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

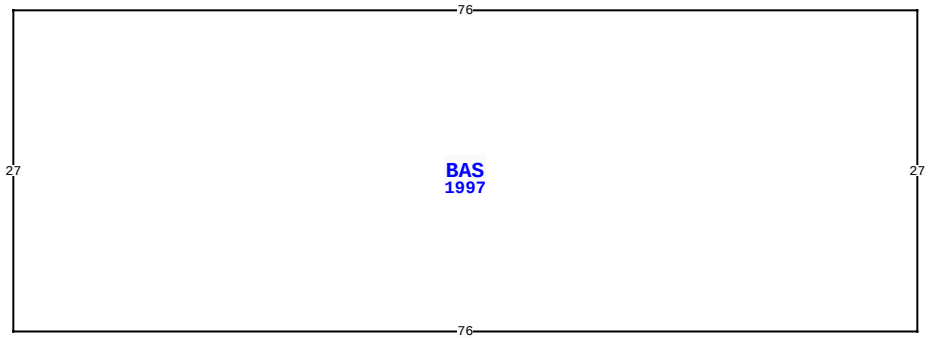
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	1997	2,052	71,791
TOTALS	2,052			2,052	71,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.6000	99.96	205,118	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 1999 Heated Area: 2052 HX Base Yr 1999



44057 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		71,791
TOTAL MARKET OB/XF VALUE		14,214
TOTAL LAND VALUE - MARKET		42,120
TOTAL MARKET VALUE		128,125
SOH/AGL Deduction		50,786
ASSESSED VALUE		77,339
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		21,617
TOTAL JUST VALUE		128,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971891	MH MOVE-ON	0	08/01/1997
MHU	MH MOVE-ON	0	09/01/1996
MH951099	MH MOVE-ON	0	11/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0750/0311	1/31/1996	WD	U	V	13	25,400
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: LINDSEY JAMES & MAR						
0743/0061	11/01/1995	WD	U	V	09	100
GRANTOR: MEARES ROBT & SHARILY						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W76 S27 E76 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	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,396.00	SF	4.00	4.00	100	1998	1998	3	73	4,076	
3	0810	CONCRETE A	0	100	0	0	558.00	SF	6.50	6.50	100	2000	2000	3	77	2,793	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2000	2000	3	27	3,780	
5	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 14,214

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	1.04	AC		1.00	1.00	0.90	45,000.00	40,500.00	42,120							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.04 Total Land Value: 42,120 Market: 0 Agricultural: 0 Common: 42,120 PRINTED 07/30/2025 BY SYS