LOT 1
PINEBREEZE ESTATES PB 5/307

COGBURN LARRY DAVID
17390 PARADISE DRIVE
HILLIARD, FL 32046-2383

2025

04-1N-25-279E-0001-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	14	CARPET 40
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

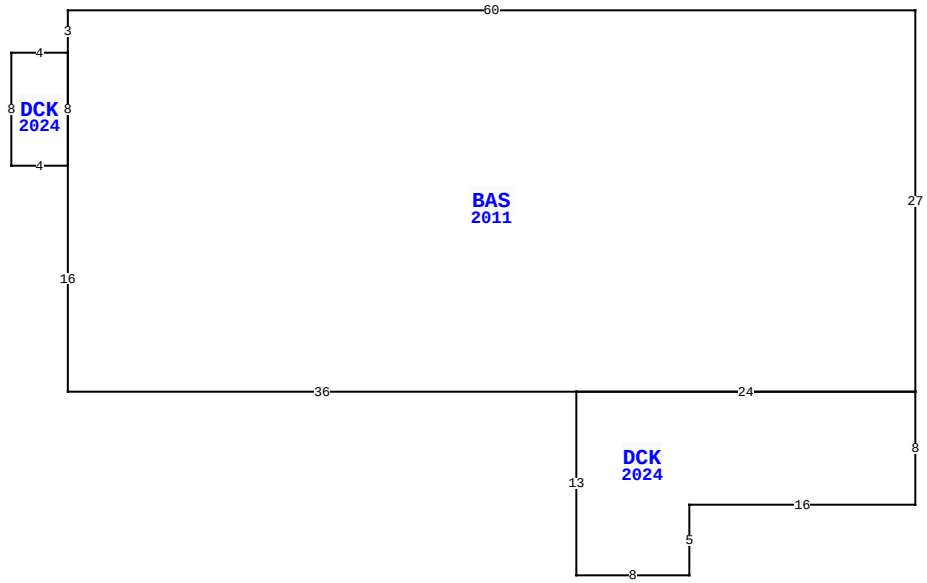
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2011	1,620	130,206
DCK	32	15	2024	5	402
DCK	232	15	2024	35	2,813
TOTALS	1,884			1,660	133,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,660	135.0800	114.82	190,601	2011	2013	0	0	0	30.00	70.00

2 M/H 94+ – 0% - 2023 Heated Area: 1620 HX Base Yr



44126 PINEBREEZE BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	159,206
TOTAL MARKET OB/XF VALUE	1,880
TOTAL LAND VALUE - MARKET	106,470
TOTAL MARKET VALUE	267,556
SOH/AGL Deduction	9,368
ASSESSED VALUE	258,188
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,188
TOTAL JUST VALUE	267,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004142	6500-20*50 1000 F	66,200	04/21/2025
B23-10987	GARAGE (30X36X14)	93,072	08/25/2023
C5339	CO ISSUED	0	05/16/2011
M16139	H/AC	0	04/01/2011
P14754	NEW CONSTR	0	04/01/2011
MH951053	MH MOVE-ON	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/0251	12/28/2022	WD	U	I	39	247,500
GRANTOR: CAUSSEAUX JOHN G & TI						
GRANTEE: COGBURN LARRY DAVID						
2610/1613	12/28/2022	WD	U	I	39	27,500
GRANTOR: CAUSSEAUX JOHN G & TI						
GRANTEE: COGBURN LARRY DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W60 S3 S8 S16 E36 E24 N27 $
DCK=[YR=2024;ORIG=-60,3] W4 S8 E4 N8 $
DCK=[YR=2024;ORIG=0,35] N8 W24 S13 E8 N5 E16 $
.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	94	1,880	

LAND DESCRIPTION

TOTAL OB/XF 1,880

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	0	0006	OR	0.00	0.00	5.46	AC		1.00	1.00	1.00	19,500.00	19,500.00	106,470							

REVIEW DATE 06/25/2025 BY TW Total Acres: 5.46 Total Land Value: 106,470 Market: 0 Agricultural: 0 Common: 106,470 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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
Quality	06	Quality Level 06

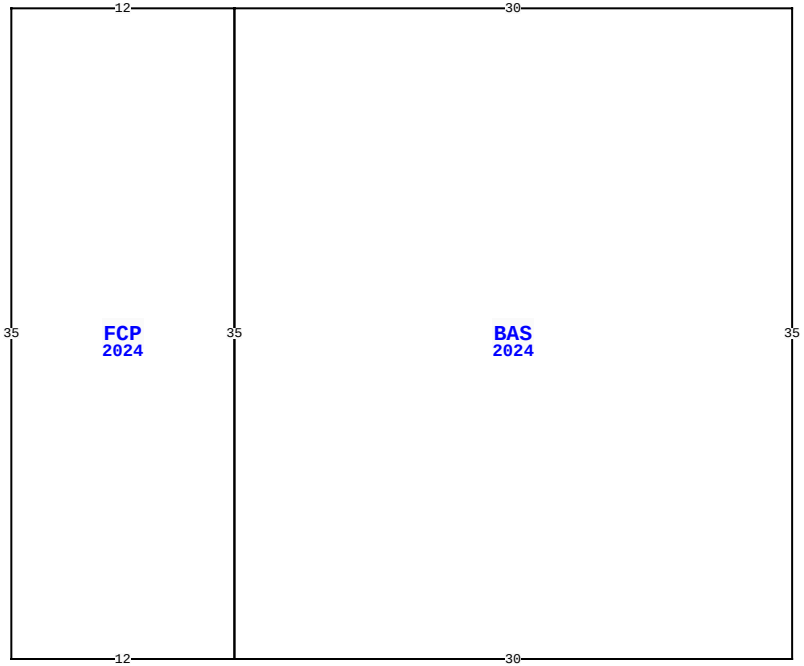
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2024	1,050	23,441
FCP	420	25	2024	105	2,344
TOTALS	1,470			1,155	25,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,155	60.9500	22.55	26,045	2023	2023	0	0	0	1.00	99.00

3 GARAGE RES – 0% - 2024 Heated Area: 1050 HX Base Yr



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GRANTOR: CAUSSEAUX JOHN G & TI						
GRANTEE: COGBURN LARRY DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,5] E30 S35 W30 N35 $
FCP=[YR=2024;ORIG=38,5] E12 S35 W12 N35 $
.

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 06/25/2025 BY TW Total Acres: 5.46 Total Land Value: 106,470 Market: 0 Agricultural: 0 Common: 106,470 PRINTED 07/30/2025 BY SYS