LOT 4
PINEBREEZE ESTATES PB 5/307

MCEACHERN DANIEL C
44208 PINEBREEZE BLVD
CALLAHAN, FL 32011

2025

04-1N-25-279E-0004-0000

BUILDING CHARACTERISTICS

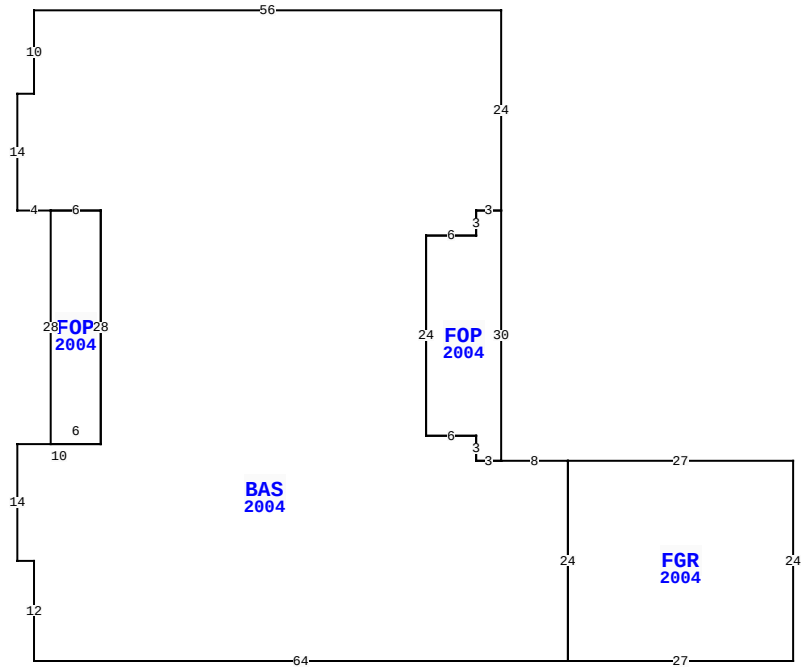
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
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	4,158	100	2004	4,158	497,705
FGR	648	55	2004	356	42,613
FOP	168	30	2004	50	5,985
FOP	234	30	2004	70	8,379
TOTALS	5,208			4,634	554,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,634	103.9353	137.19	635,738	2004	2007	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 1995 Heated Area: 4158 HX Base Yr 1995



44208 PINEBREEZE BLVD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		554,681
TOTAL MARKET OB/XF VALUE		3,549
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		655,730
SOH/AGL Deduction		366,135
ASSESSED VALUE		289,595
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		238,873
TOTAL JUST VALUE		655,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229564	REPAIR/RRF	25,000	10/01/2022
E9518	NEW CONSTR	1,500	04/01/2002
B006769	NEW CONSTR	190,350	03/01/2000
93310	MH MOVE-ON	13,500	01/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/1487	1/29/2024	QC	U	I	11	167,500
GRANTOR: MCEACHERN DANIEL C &						
GRANTEE: MCEACHERN DANIEL C						
2577/1032	7/08/2022	WD	U	I	11	100
GRANTOR: NOCLES VICKI L & DANE						
GRANTEE: MCEACHERN DANIEL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W56 S10 W2 S14 E4 FOP=[YR=2004] S28 E6 N28 W6$ E6 S28 W10 S14 E2 S12 E64 FGR=[YR=2004] E27 N24 W27 S24$ N24 W8 FOP=[YR=2004] N30 W3 S3 W6 S24 E6 S3 E3$ W3 N3 W6 N24 E6 N3 E3 N24$.

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	0810	CONCRETE A	0	100	0	0	650.00	SF	6.50	6.50	100	2005	2005	3	84	3,549	

LAND DESCRIPTION

TOTAL OB/XF 3,549

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	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 08/16/2021 BY KBA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS