LOT 5
IN OR 1990/1119
PINEBREEZE ESTATES PB 5/307

ARMER TIMOTHY & CYNTHIA
44256 PINEBREEZE BLVD
CALLAHAN, FL 32011

2025

04-1N-25-279E-0005-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

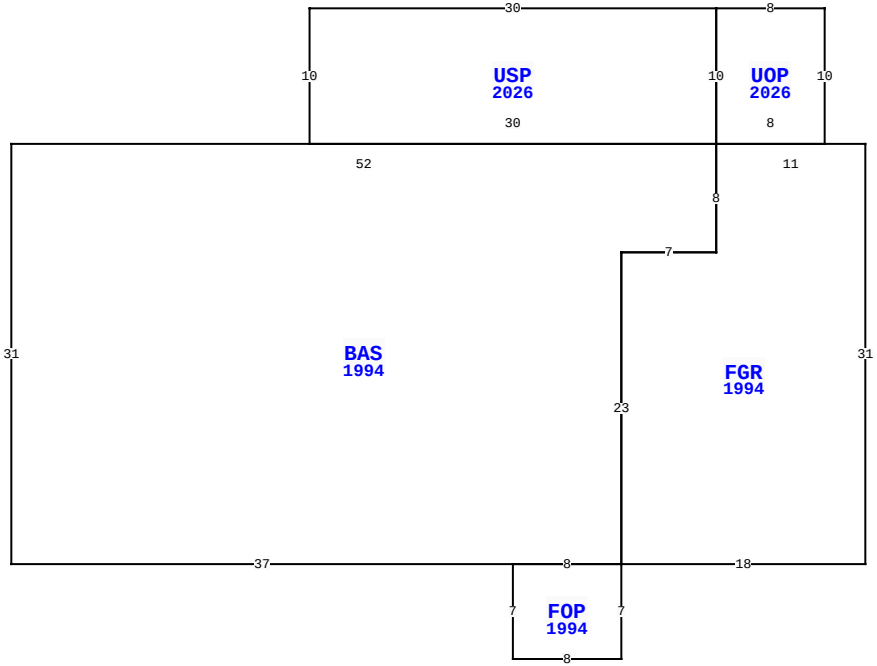
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,451	100	1994	1,451	130,862
FGR	502	55	1994	276	24,892
FOP	56	30	1994	17	1,533
UOP	80	20	2026	16	1,443
USP	300	30	2026	90	8,117
TOTALS	2,389			1,850	166,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,850	111.0000	111.00	205,350	1994	1999	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 2016 Heated Area: 1451 HX Base Yr 2016



44256 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		166,847
TOTAL MARKET OB/XF VALUE		36,452
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		300,799
SOH/AGL Deduction		129,259
ASSESSED VALUE		171,540
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,818
TOTAL JUST VALUE		300,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531050	SWIM POOL	27,995	08/01/2015
B94977	NEW CONSTR	64,544	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1990/1119	6/26/2015	WD	Q	I	02	206,000
GRANTOR: TURNER DAVID & JESSIC						
GRANTEE: ARMER TIMOTHY & CYN						
1151/0369	7/07/2003	WD	Q	I		171,500
GRANTOR: TURNER GREGORY W & DO						
GRANTEE: TURNER DAVID & JESS						

BUILDING NOTES

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	138.00	SF	6.50	6.50	100	1994	1994	3	66	592	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
3	0812	CONCRETE C	0	100	0	0	1,218.00	SF	4.00	4.00	100	2004	2004	3	83	4,044	
4	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2015	2015	3	75	24,990	
5	0845	KOOL DECK	0	100	0	0	615.00	SF	7.25	7.25	100	2015	2015	3	95	4,236	

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=-11,0] W52 S31 E37 E8 N23 E7 N8 $
FGR=[YR=1994;ORIG=0,0] W11 S8 W7 S23 E18 N31 $
FOP=[YR=1994;ORIG=-26,31] S7 E8 N7 W8 $
UOP=[YR=2026;ORIG=-11,-10] E8 S10 W8 N10 $
USP=[YR=2026;ORIG=-11,-10] W30 S10 E30 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 36,452

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 04/17/2020 BY KBA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS