LOT 6
IN OR 1343/381
PINEBREEZE ESTATES PB 5/307

BURGETT MARK S & BONNY MARIE
44296 PINEBREEZE BLVD
CALLAHAN, FL 32011

2025

04-1N-25-279E-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

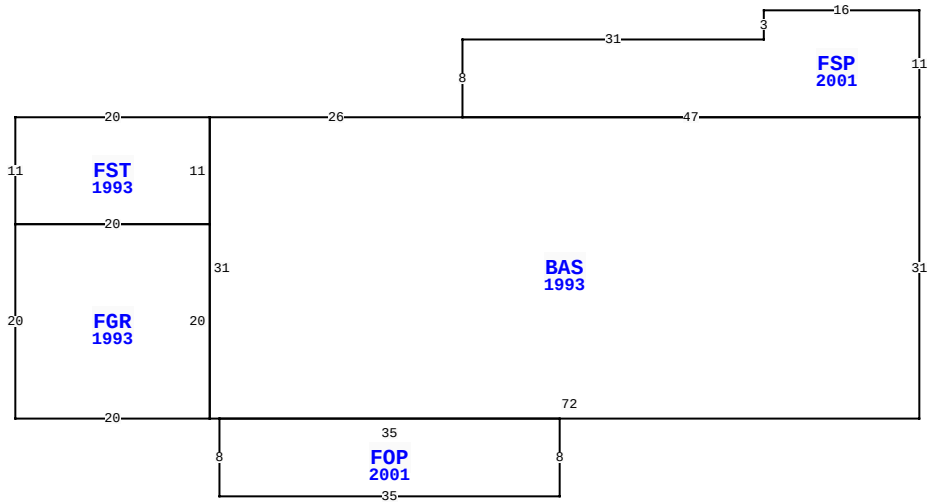
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,263	100	1993	2,263	224,745
FGR	400	55	1993	220	21,849
FOP	280	30	2001	84	8,342
FSP	424	40	2001	170	16,883
FST	220	55	1993	121	12,017
TOTALS	3,587			2,858	283,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,858	89.5679	118.23	337,901	1992	1992	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2006 Heated Area: 2263 HX Base Yr 2006



44296 PINEBREEZE BLVD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		283,837
TOTAL MARKET OB/XF VALUE		29,364
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		410,701
SOH/AGL Deduction		192,296
ASSESSED VALUE		218,405
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,683
TOTAL JUST VALUE		410,701
NCON VALUE		2,840
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240013131	NEW MTL ROOF		11/22/2024
B996263	SWIM POOL	18,000	01/07/1999
B941164	NEW CONSTR	44,400	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1343/0381	8/18/2005	WD	Q	I		299,900
GRANTOR: KRANZ KARL R & SUSAN						
GRANTEE: BURGETT MARK S & BO						
0988/0194	5/24/2001	WD	Q	I		235,000
GRANTOR: PARKER LOWERY K & DEN						
GRANTEE: KRANZ KARL R & SUSA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W16 S3 W31 S8 BAS=[YR=1993] W26 FST=[YR=1993] W20 S11 FGR=[YR=1993] S20 E20 N20 W20 $ E20 N11 $ S31 E1 FOP=[YR=2001] S8 E35 N8 W35 $ E72 N31 W47 $ E47 N11 $.

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	0861	POOL GUNIT	0	100	27	15	405.00	SF	85.00	85.00	100	1999	1999	3	21	7,229	
2	0845	KOOL DECK	0	100	0	0	476.00	SF	7.25	7.25	100	1999	1999	3	75	2,588	
3	0812	CONCRETE C	0	100	0	0	2,272.00	SF	2.80	2.80	100	1993	1993	3	64	4,071	
4	0200	BARN WD 0-	0	100	36	12	432.00	SF	20.00	20.00	100	2001	2001	3	28	2,419	
5	0812	CONCRETE C	0	100	0	0	673.00	SF	4.00	4.00	100	2003	2003	3	82	2,207	
6	0510	GARAGE WD-	0	100	25	24	600.00	SF	35.00	35.00	100	2006	2006	3	40	8,400	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 29,364

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 04/09/2024 BY TWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS