LOT 7
IN OR 659 PG 525
PINEBREEZE ESTATES PB 5/307

OBRIEN MARK J & CINDY A
44002 GOLDEN WAY
CALLAHAN, FL 32011

2025

04-1N-25-279E-0007-0000

BUILDING CHARACTERISTICS

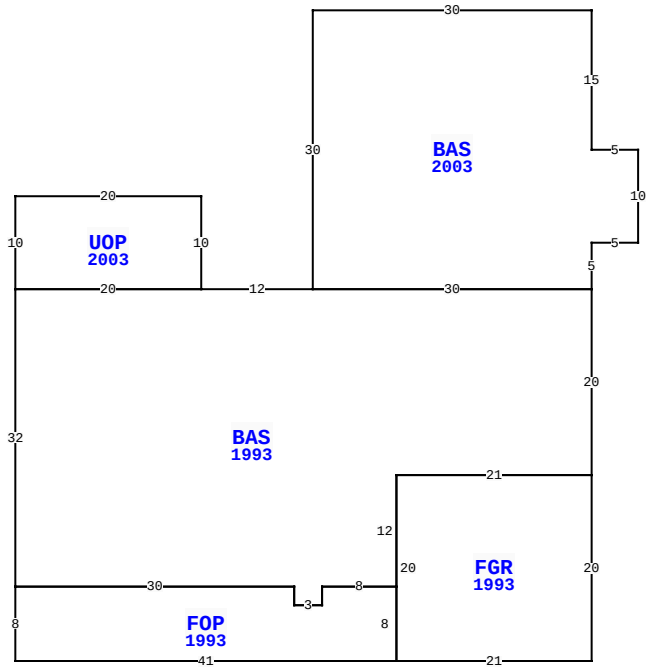
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,738	100	1993	1,738	184,500
BAS	950	100	2003	950	100,849
FGR	420	55	1993	231	24,522
FOP	322	30	1993	97	10,297
UOP	200	20	2003	40	4,246
TOTALS	3,630			3,056	324,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,056	93.2400	123.08	376,132	1992	1996	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 0 Heated Area: 2688 HX Base Yr 1993



44002 GOLDEN WAY, 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		324,414
TOTAL MARKET OB/XF VALUE		50,804
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		472,718
SOH/AGL Deduction		233,799
ASSESSED VALUE		238,919
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,197
TOTAL JUST VALUE		472,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001781	GARAGE	68,288	03/01/2018
E11285	NEW CONSTR	1,200	06/01/2003
M7146	H/AC	0	06/01/2003
B11049	ADDITION	60,390	04/01/2003
R4986	REPAIR/RRF	2,000	04/01/2003
9016	GARAGE	12,800	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0659/0525	5/21/1992	WD	Q	I		74,000

GRANTOR: SANDEL & JONES
GRANTEE: O'BRIEN MARK & CIND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W30 S30 BAS=[YR=1993] W12 UOP=[YR=2003] N10 W20 S10 E20$ W20 S32 FOP=[YR=1993] S8 E41FGR=[YR=1993] E21 N20 W21 S20$ N8 W8 S2 W3 N2 W30$ E30 S2 E3 N2 E8 N12 E21 N20 W30$ E30 N5 E5 N10 W5 N15$.

EXTRA FEATURES

L N	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	0510	GARAGE WD-	0	100	24	22	528.00	SF	35.00	35.00	100	2001	2001	3	28	5,174	
2	0681	POLE SHED	0	100	30	30	900.00	SF	15.00	15.00	100	1993	1993	3	20	2,700	
3	0811	CONCRETE B	0	100	0	0	532.00	SF	5.20	5.20	100	1993	1993	3	64	1,770	
4	0510	GARAGE WD-	0	100	0	0	1,400.00	SF	35.00	35.00	100	2018	2018	3	84	41,160	

LAND DESCRIPTION

TOTAL OB/XF 50,804

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 02/27/2024 BY KBA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS