LOT 8, PT LOT 9
IN OR 2238/1077, OR 2586/1705
(EX PT IN OR 2238/1299,

ALVEY CATHERINE E
44364 PINEBREEZE BLVD
CALLAHAN, FL 32011

2025

04-1N-25-279E-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

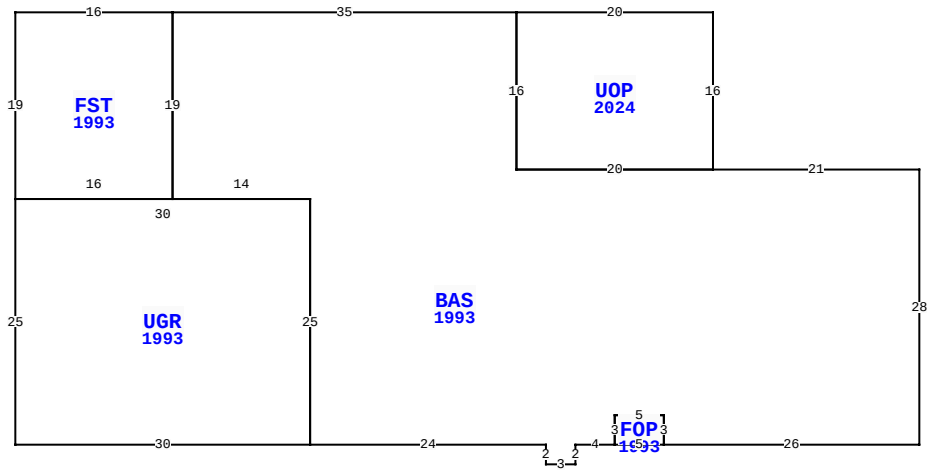
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,329	100	1993	2,329	228,075
FOP	15	30	1993	4	392
FST	304	55	1993	167	16,354
UGR	750	45	1993	338	33,099
UOP	320	20	2024	64	6,267
TOTALS	3,718			2,902	284,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,902	93.9060	123.96	359,732	1991	1996	0	0	0	21.00	79.00

1 SNGL FAM – 100% - 1992 Heated Area: 2329 HX Base Yr 1992



44364 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		284,188
TOTAL MARKET OB/XF VALUE		1,609
TOTAL LAND VALUE - MARKET		73,850
TOTAL MARKET VALUE		359,647
SOH/AGL Deduction		165,444
ASSESSED VALUE		194,203
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,481
TOTAL JUST VALUE		359,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,284

EYB ADJSTD FOR NEWER ROOF: 10/23KW
MISC STRG = NV: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03992	H/AC	3,000	10/28/1991
7759	TEMP POLE	0	10/16/1991
4507	NEW CONSTR	1,950	10/16/1991
7593	NEW CONSTR	66,900	10/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2586/1705	8/26/2022	QC	U	V	11	100

GRANTOR: FINNICK ROBERT L JR
GRANTEE: ALVEY CATHERINE E

0644/0315	12/17/1991	WD	U	V	09	43,500

GRANTOR: SANDEL & JONES
GRANTEE: ALVEY CATHERINE E

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	0811	CONCRETE B	0	100	0	0	520.00	SF	5.20	5.20	100	1991	1991	3	59.5	1,609	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W21 W20 N16 W35 S19 E14 S25 E24 S2 E3 N2 E4 N3 E5 S3 E26 N28 $
UGR=[YR=1993;ORIG=-92,3] S25 E30 N25 W30 $
UOP=[YR=2024;ORIG=-21,0] N16 W20 S16 E20 $
FST=[YR=1993;ORIG=-76,-16] W16 S19 E16 N19 $
FOP=[YR=1993;ORIG=-31,28] E5 N3 W5 S3 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,609

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	2.11	AC		1.00	1.00	1.00	35,000.00	35,000.00	73,850							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.11 Total Land Value: 73,850 Market: 0 Agricultural: 0 Common: 73,850 PRINTED 07/30/2025 BY SYS