LOT 10 (EX N'LY 561FT)
PINEBREEZE ESTATES PB 5/307

HOGAN JEFFREY VERNON & PAMELA HILL
44442 PINE BREEZE BLVD
CALLAHAN, FL 32011

2025

04-1N-25-279E-0010-0010

BUILDING CHARACTERISTICS

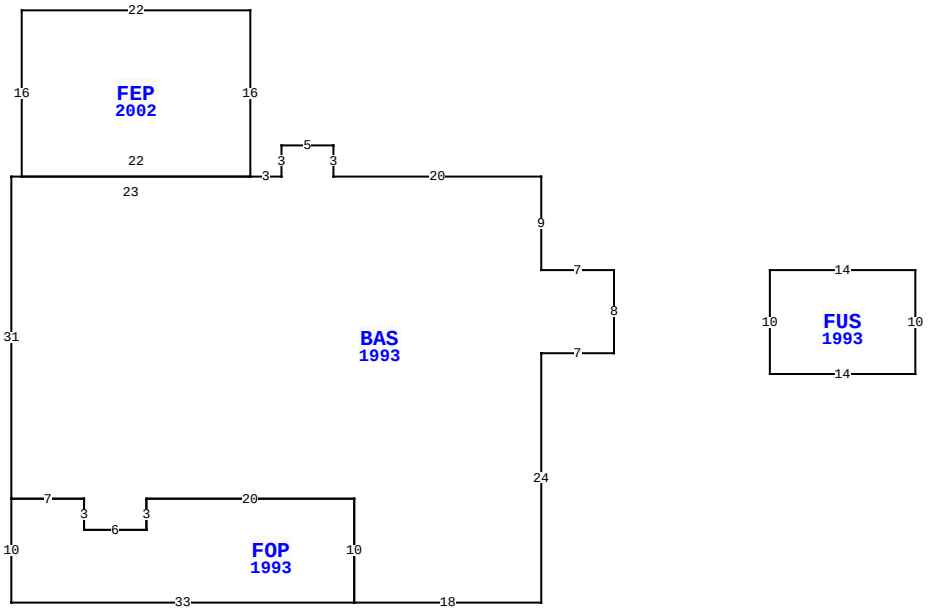
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,850	100	1993	1,850	167,285
FEP	352	80	2002	282	25,500
FOP	312	30	1993	94	8,500
FUS	140	100	1993	140	12,659
TOTALS	2,654			2,366	213,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,366	117.5118	117.51	278,029	1993	1993	0	0	0	23.05	76.95

1 SINGLE FAM – 100% - 2023 Heated Area: 1990 HX Base Yr 2023



44442 PINEBREEZE BLVD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		213,943
TOTAL MARKET OB/XF VALUE		12,284
TOTAL LAND VALUE - MARKET		90,600
TOTAL MARKET VALUE		316,827
SOH/AGL Deduction		53,130
ASSESSED VALUE		263,697
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		207,975
TOTAL JUST VALUE		316,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/0437	11/03/2022	WD	Q	I	01	302,500
GRANTOR: THOMAS MICHAEL & TODD						
GRANTEE: HOGAN JEFFREY VERNO						
2579/1401	7/06/2022	QC	U	I	11	100
GRANTOR: THOMAS TODD & DARREN						
GRANTEE: THOMAS MICHAEL C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N9 W20 N3 W5 S3 W3 FEP=[YR=2002] N16 W22 S16 E22 $ W23 S31 FOP=[YR=1993] S10 E33 N10 W20 S3 W6 N3 W7 $ E7 S3 E6 N3 E20 S10 E18 N24 E7 N8 $ PTR= E15 FUS=[YR=1993] E14 S10 W14 N10 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0810	CONCRETE A	0	100	34	4	136.00	SF	6.50	6.50	100	1993	1993	3	64	566	
4	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	1990	1990	3	57	1,186	
6	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1996	1996	3	70	1,820	
7	0351	CARPORT MT	0	100	36	20	720.00	SF	10.00	10.00	100	2025	2020		86	6,192	

LAND DESCRIPTION

TOTAL OB/XF 12,284

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	3.02	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,600							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 3.02 Total Land Value: 90,600 Market: 0 Agricultural: 0 Common: 90,600 PRINTED 07/30/2025 BY SYS