

LOT 11  
IN OR 631 PG 371  
R497611 & 497612

MARSH MARGARET M  
44458 PINEBREEZE BLVD  
CALLAHAN, FL 32011

2025

04-1N-25-279E-0011-0000

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 Floor	14 CARPET 80				
Interior Floor	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				
Quality	03 Quality Level 03				
DOR CODE	0200 MOBILE HOME				
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	1,620	100	1993	1,620	45,567
DCK	144	15	2026	22	619
FOP	156	30	2004	47	1,322
TOTALS	1,920			1,689	47,508

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,689	117.2000	93.76	158,361	1991	1996	0	0	70.00	30.00

1 M/H 93- - 100% - 2021 Heated Area: 1620 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			47,508
TOTAL MARKET OB/XF VALUE			21,495
TOTAL LAND VALUE - MARKET			97,500
TOTAL MARKET VALUE			166,503
SOH/AGL Deduction			9,541
ASSESSED VALUE			156,962
TOTAL EXEMPTION VALUE	13	156,962	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			166,503
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0631/0371	7/17/1991	WD	Q	V		21,000
GRANTOR: SANDEL & JONES						
GRANTEE: MARSH WM & MARGARET						

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1991	1991	3	68	2,380	
2	1242	WD DECK A	0	100	8	10		80.00	SF 10.00	100	1991	1991	3	20	160	
3	0811	CONCRETE B	0	100	0	0		868.00	SF 5.20	100	1993	1993	3	64	2,889	
4	0350	CARPORT WD	0	100	30	12		360.00	SF 13.00	100	1994	1994	3	20	936	
5	0510	GARAGE WD-	0	100	24	16		384.00	SF 35.00	100	1995	1995	3	20	2,688	
6	0812	CONCRETE C	0	100	0	0		3,700.00	SF 4.00	100	2004	2004	3	83	12,284	
7	0754	FOP	0	100	6	8		48.00	SF 15.00	100	2005	2005	3	22	158	

TOTAL OB/XF												21,495												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W60 S14 S13 E60 N27 \$											
FOP=[YR=2004;ORIG=-60,14] W13 S12 E13 N12 \$											
DCK=[YR=2026;ORIG=-28,-12] E12 S12 W12 N12 \$											