LOT 2
IN OR 721 PG 163
SANDEL ACRES PB 5/369

PRESSEL GEORGE
44105 PINEBREEZE BLVD
CALLAHAN, FL 32011

2025

04-1N-25-300S-0002-0000

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	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

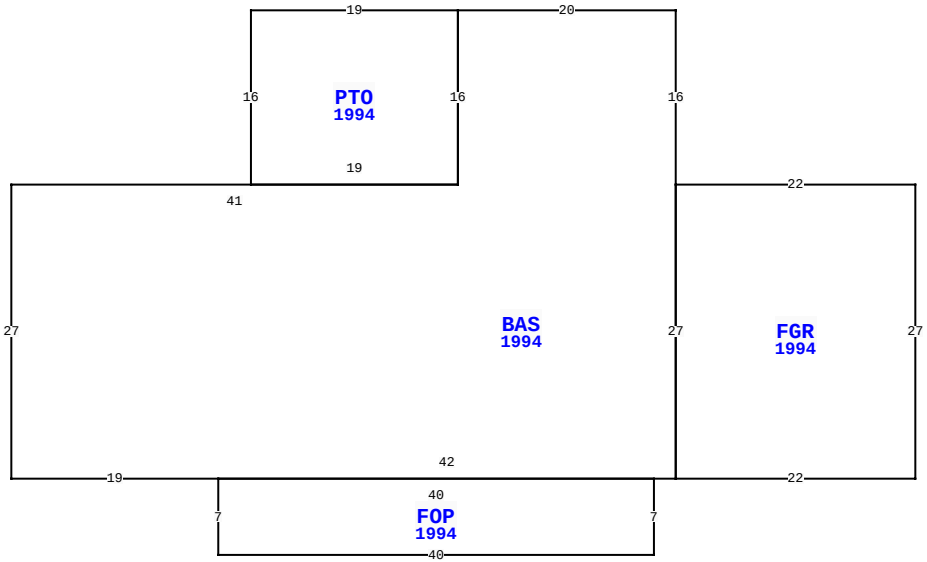
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	1994	1,967	174,574
FGR	594	55	1994	327	29,022
FOP	280	30	1994	84	7,455
PTO	304	5	1994	15	1,331
TOTALS	3,145			2,393	212,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,393	101.4300	101.43	242,722	1994	1999	0	0	0	12.50	87.50

1 SINGLE FAM – 100% - 1995 Heated Area: 1967 HX Base Yr 1995



44105 PINEBREEZE BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		212,382
TOTAL MARKET OB/XF VALUE		2,359
TOTAL LAND VALUE - MARKET		45,900
TOTAL MARKET VALUE		260,641
SOH/AGL Deduction		125,907
ASSESSED VALUE		134,734
TOTAL EXEMPTION VALUE	HX HB WR DX SL	134,734
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		260,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z970736	OTHER	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0721/0163	12/30/1994	WD	Q	I		82,000

GRANTOR: SANDEL ROBERT & JONES
GRANTEE: PRESSEL GEORGE A &

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W22 BAS=[YR=1994] N16 W20 PTO=[YR=1994] W19 S16E19 N16$ S16 W41 S27 E19 FOP=[YR=1994] S7 E40 N7 W40$ E42 N27$ S27 E22 N27$.

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	0940	SHEDS/PORT	0	100	0	0	162.00	SF	30.00	30.00	100	1994	1994	3	20	972	
2	0810	CONCRETE A	0	100	0	0	284.00	SF	6.50	6.50	100	1994	1994	3	66	1,218	
3	0940	SHEDS/PORT	0	100	6	7	42.00	SF	20.10	20.10	100	1995	1995	3	20	169	

LAND DESCRIPTION

TOTAL OB/XF 2,359

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	1.02	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,900							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.02 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/30/2025 BY SYS