LOT 3
IN OR 1691/854
SANDEL ACRES PB 5/369

VOORHEES LINDA
44141 PINEBREEZE BLVD
CALLAHAN, FL 32011

2025

04-1N-25-300S-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

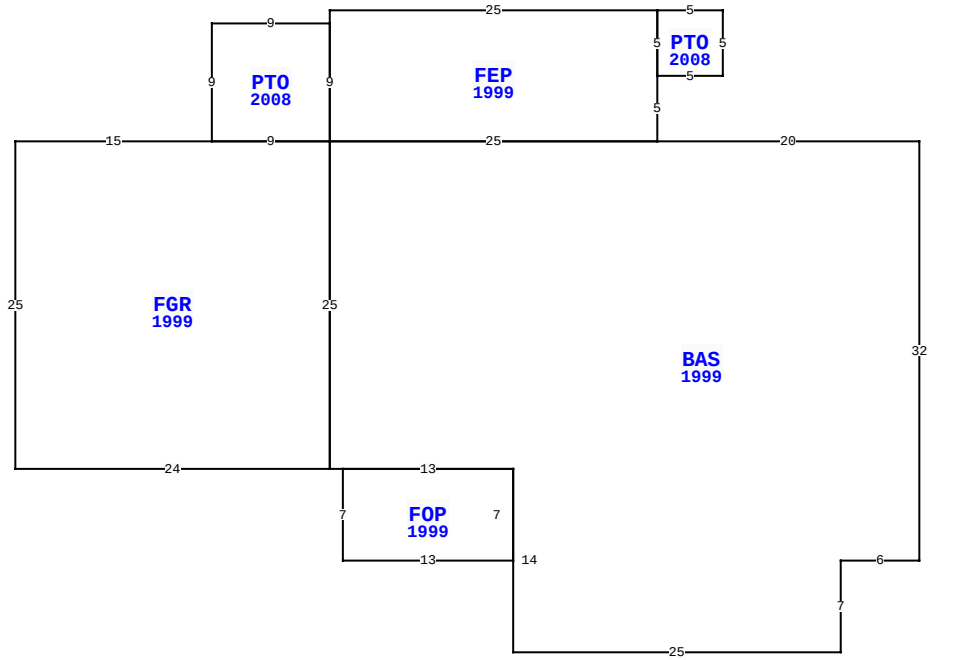
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,517	100	1999	1,517	145,953
FEP	250	80	1999	200	19,242
FGR	600	55	1999	330	31,750
FOP	91	30	1999	27	2,598
PTO	25	5	2008	1	96
PTO	81	5	2008	4	385
TOTALS	2,564			2,079	200,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,079	113.1900	113.19	235,322	1999	2004	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2011 Heated Area: 1517 HX Base Yr 2011



44141 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		200,024
TOTAL MARKET OB/XF VALUE		35,478
TOTAL LAND VALUE - MARKET		48,600
TOTAL MARKET VALUE		284,102
SOH/AGL Deduction		125,071
ASSESSED VALUE		159,031
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		103,309
TOTAL JUST VALUE		284,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428202	ADDITION	34,279	01/01/2014
B1327259	XFOB	14,623	05/01/2013
B24130	GARAGE	15,464	11/01/2010
B24050	XFOB	2,300	10/01/2010
M983504	H/AC	0	01/01/1999
B985624	NEW CONSTR	81,665	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1691/0854	7/29/2010	WD	Q	I	02	175,000
GRANTOR: JONES ELLIOTT E JR &						
GRANTEE: VOORHEES TIMOTHY &						
1601/0501	1/12/2009	QC	U	I	11	100
GRANTOR: STREIT SANDRA A						
GRANTEE: JONES ELLIOTT E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W20 FEP=[YR=1999] N5 PTO=[YR=2008] E5 N5W5 S5$ N5 W25 S1 PTO=[YR=2008] W9 S9 FGR=[YR=1999] W15 S25 E24N25 W9$ E9 N9$ S9 E25$ W25 S25 E1 FOP=[YR=1999] S7E13 N7 W13$ E13 S14 E25 N7 E6 N32$.

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	0810	CONCRETE A	0	100	13	5	65.00	SF	6.50	6.50	100	2000	2000	3	77	325	
2	0812	CONCRETE C	0	100	0	0	2,299.00	SF	4.00	4.00	100	2000	2000	3	77	7,081	
3	0810	CONCRETE A	0	100	0	0	744.00	SF	6.50	6.50	100	2010	2010	3	90	4,352	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2010	2010	3	56	7,840	
5	0940	SHEDS/PORT	0	100	0	0	360.00	SF	30.00	30.00	100	2013	2013	3	55	5,940	
6	0510	GARAGE WD-	0	100	38	20	400.00	SF	35.00	35.00	100	2014	2014	3	71	9,940	

LAND DESCRIPTION

TOTAL OB/XF 35,478

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	1.08	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,600							

REVIEW DATE 03/05/2020 BY KBP Total Acres: 1.08 Total Land Value: 48,600 Market: 0 Agricultural: 0 Common: 48,600 PRINTED 07/30/2025 BY SYS