LOT 4
SANDEL ACRES PB 5/369

THOMAS SHERRY LYNN
44167 PINEBREEZE BLVD
CALLAHAN, FL 32011

2025

04-1N-25-300S-0004-0000

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

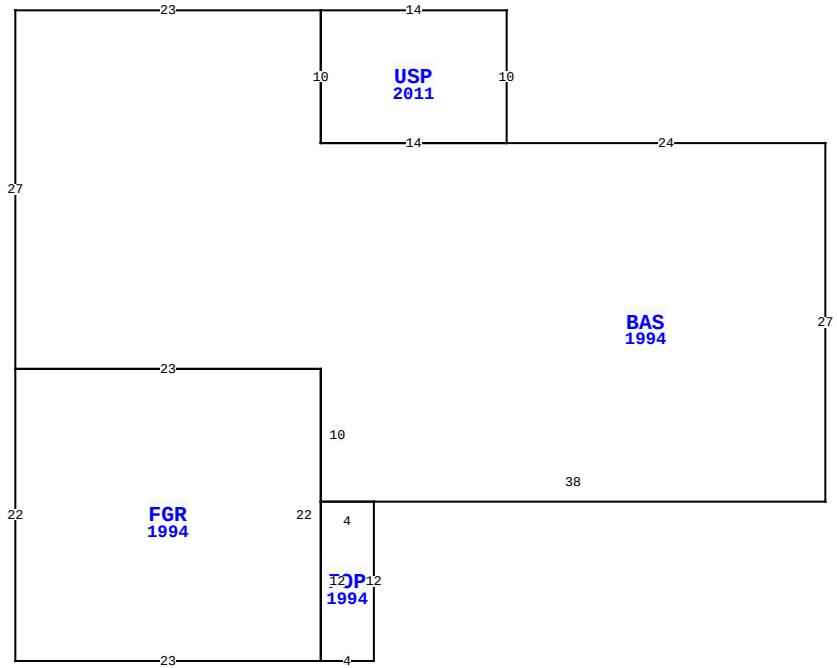
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1994	1,647	157,237
FGR	506	55	1994	278	26,540
FOP	48	30	1994	14	1,337
USP	140	30	2011	42	4,010
TOTALS	2,341			1,981	189,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,981	117.5020	117.50	232,768	1994	1999	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 2024 Heated Area: 1647 HX Base Yr 2024



44167 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		189,124
TOTAL MARKET OB/XF VALUE		811
TOTAL LAND VALUE - MARKET		48,600
TOTAL MARKET VALUE		238,535
SOH/AGL Deduction		1,074
ASSESSED VALUE		237,461
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		181,739
TOTAL JUST VALUE		238,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941321	NEW CONSTR	63,168	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/1143	2/06/2024	FJ	U	I	11	0
GRANTOR: WADE VIRGINIA THEO ES						
GRANTEE: THOMAS SHERRY LYNN						
0874/0535	3/12/1999	WD	U	I	07	100
GRANTOR: WADE VIRGINIA THEO						
GRANTEE: WADE ORVILLE & VIRG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W24 USP=[YR=2011] N10 W14 S10 E14$ W14 N10 W23 S27 FGR=[YR=1994] S22 E23 FOP=[YR=1994] E4 N12 W4 S12$ N22 W23$ E23 S10 E38 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	0810	CONCRETE A	0	100	0	0	189.00	SF	6.50	6.50	100	1994	1994	3	66	811	

LAND DESCRIPTION

TOTAL OB/XF 811

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 07/25/2022 BY KBA Total Acres: 1.08 Total Land Value: 48,600 Market: 0 Agricultural: 0 Common: 48,600 PRINTED 07/30/2025 BY SYS