LOT 6
SANDEL ACRES PB 5/369

BRYANT AUSTIN DANIEL
44223 PINEBREEZE BLVD
CALLAHAN, FL 32011

2025

04-1N-25-300S-0006-0000

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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

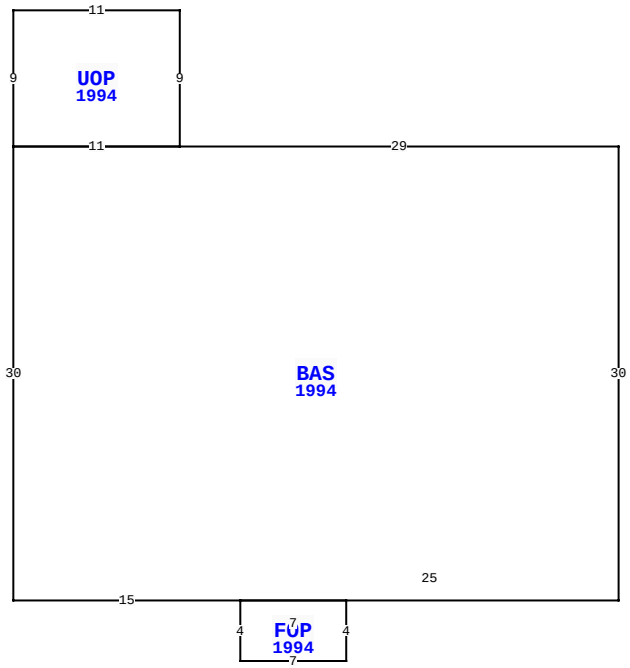
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1994	1,200	117,914
FOP	28	30	1994	8	786
UOP	99	20	1994	20	1,966
TOTALS	1,327			1,228	120,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,228	109.1800	109.18	134,073	1994	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1200 HX Base Yr 2024



44223 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		120,666
TOTAL MARKET OB/XF VALUE		7,364
TOTAL LAND VALUE - MARKET		48,600
TOTAL MARKET VALUE		176,630
SOH/AGL Deduction		0
ASSESSED VALUE		176,630
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,908
TOTAL JUST VALUE		176,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951601	CARPORT	6,120	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2622/0969	2/28/2023	WD	Q	I	01	212,000
GRANTOR: WHEAT BILLIE S & SHAR						
GRANTEE: BRYANT AUSTIN DANIE						
0715/0053	9/29/1994	WD	Q	I		50,000
GRANTOR: SANDEL & JONES						
GRANTEE: WHEAT BILLIE & SHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W29 UOP=[YR=1994] N9 W11 S9 E11 $ W11 S30 E15
FOP=[YR=1994] S4 E7 N4 W7 $ E25 N30 $.

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	10	16	160.00	SF	30.00	30.00	100	1994	1994	3	20	960	
2	0350	CARPORT WD	0	100	20	20	400.00	SF	8.58	8.58	100	1994	1994	3	20	686	
3	0810	CONCRETE A	0	100	0	0	513.00	SF	6.50	6.50	100	2000	2000	3	77	2,568	
4	0681	POLE SHED	0	100	11	12	132.00	SF	15.00	15.00	100	2009	2009	3	52	1,030	
5	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	2009	2009	3	35	2,016	
6	1242	WD DECK A	0	100	0	0	52.00	SF	10.00	10.00	100	2000	2000	3	20	104	

LAND DESCRIPTION

TOTAL OB/XF 7,364

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