PT OF LOT 11 IN OR 2195/320
(EX OR 2159/81)
SUB SEC 49 PBK 2/15

LANGHORNE MIKAL T
44935 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

49-2N-25-4100-0011-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

541879 US HWY 1, CALLAHAN

BLD DATE	10/24/2018	KK	LGL DATE	05/09/2025 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	28,388
TOTAL LAND VALUE - MARKET	188,832
TOTAL MARKET VALUE	217,220
SOH/AGL Deduction	47,864
ASSESSED VALUE	169,356
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,356
TOTAL JUST VALUE	217,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M8339	H/AC	0	06/01/2004
E12151	NEW CONSTR	0	12/01/2003
MH4206	MH MOVE-ON	0	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2195/0320	5/04/2018	WD	Q	I	01	150,000
GRANTOR: G&H LAND AND TIMBER I						
GRANTEE: LANGHORNE MIKAL T						
2089/1653	12/15/2016	WD	U	I	12	140,000
GRANTOR: PINELAND BANK						
GRANTEE: G & H LAND & TIMBER						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	
3	0812	CONCRETE C	0	0	0	0	4,936.00	SF	4.00	4.00	100	2004	2004	3	83	16,388	

LAND DESCRIPTION

TOTAL OB/XF 28,388

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	001001	C	V CM/XFOBT	0	0004	CG	0.00	0.00	125,888.00	SF		1.00	1.00	1.00	1.50	1.50	188,832							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 188,832 Market: 0 Agricultural: 0 Common: 188,832 PRINTED 07/30/2025 BY SYS