

LOT 2
IN OR 1563/1328
1999 REDM DW/MH

GREEN TAMMY L
44971 PINEBREEZE CIR
CALLAHAN, FL 32011

2026

04-1N-25-276C-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 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

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	2007	1,176	52,327
UOP	144	25	2007	36	1,602
TOTALS	1,320			1,212	53,929

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	10.00	100	2006
2	0752	USP	0 100	12	12	144.00	SF	15.00	15.00	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	1.21	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,212	123.6000	111.24	134,823	1999	1999	0	0	0 60.00	40.00
1 M/H 94+		100% - 2008		Heated Area: 1176						HX Base Yr 2008	
BAS 2007 UOP 2007											
44971 PINEBREEZE CIR, CALLAHAN											
BLD DATE			06/29/2007			DJ			LGL DATE		
XF DATE			06/29/2007			DJ			LAND DATE		
INC DATE									AG DATE		
									05/06/2026		
									MLU		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE					53,929
TOTAL MARKET OB/XF VALUE					1,742
TOTAL LAND VALUE - MARKET					60,500
TOTAL MARKET VALUE					116,171
SOH/AGL Deduction					64,919
ASSESSED VALUE					51,252
TOTAL EXEMPTION VALUE		HX HB WX			31,252
BASE TAXABLE VALUE					20,000
TOTAL JUST VALUE					116,171
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					109,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992747	MH MOVE-ON	0	01/07/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1563/1328	4/28/2008	WD	Q	I	01
					18,100
GRANTOR: CHITWOOD GILBERTG & T					
GRANTEE: GREEN TAMMY L					
1355/0939	10/04/2005	WD	U	I	11
					70,000
GRANTOR: HIGGINBOTHAM MARVIN E					
GRANTEE: CHITWOOD GILBERT &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W49 S24 E19 UOP=[YR=2007] S12 E12 N12 W12\$ E30 N24\$.											