

LOTS 1 & 4
AMENDED CUSHING CREEK ESTATE
PB 6/92

LANGHORNE MIKAL
44935 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2026

04-1N-25-276C-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	03	COMP SHNGL 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

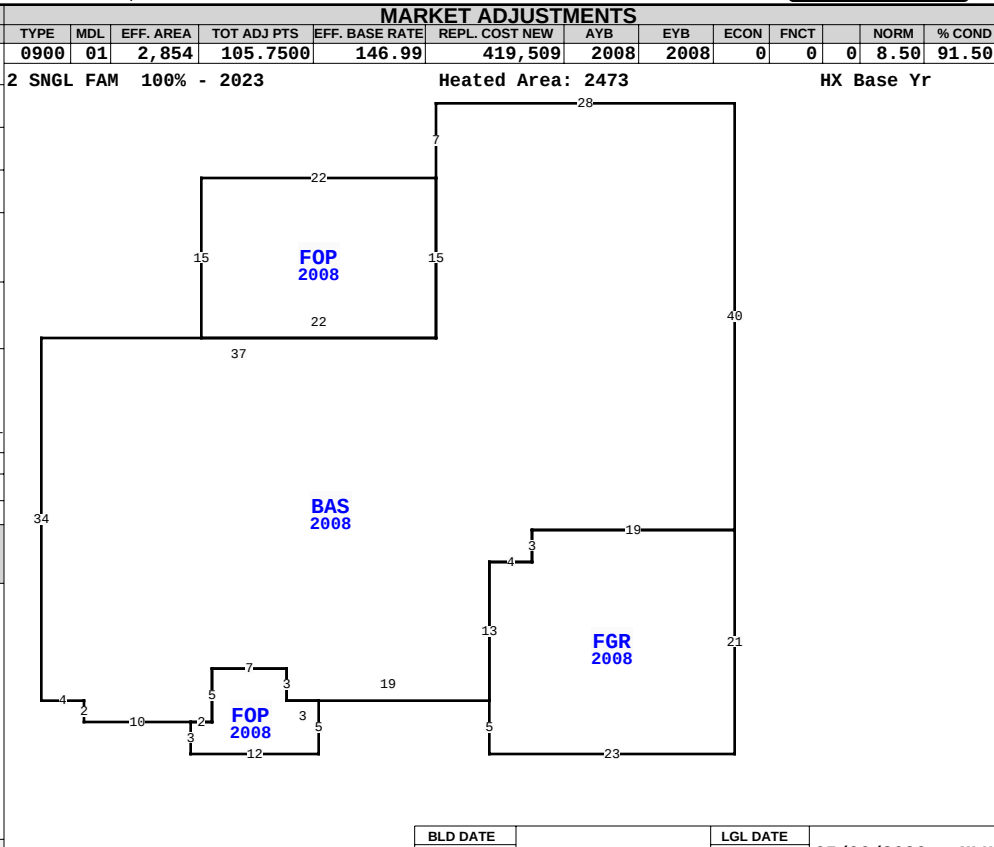
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,473	100	2008	2,473	332,608
FGR	471	55	2008	259	34,834
FOP	77	30	2008	23	3,094
FOP	330	30	2008	99	13,315
TOTALS	3,351			2,854	383,851

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
5	1242	WD DECK A	0	100	0	0	954.00	SF	10.00
10	0351	CARPORT MT	2	100	41	20	820.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	2.01
2	009630	C	SWAMP	100	0006	OR	0.00	0.00	28.65



44935 PINEBREEZE CIR, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/06/2026
	INC DATE		AG DATE	MLU

TOTAL OB/XF									
16,486									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	2.01
2	009630	C	SWAMP	100	0006	OR	0.00	0.00	28.65

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		410,093	
TOTAL MARKET OB/XF VALUE		16,486	
TOTAL LAND VALUE - MARKET		94,725	
TOTAL MARKET VALUE		521,304	
SOH/AGL Deduction		0	
ASSESSED VALUE		521,304	
TOTAL EXEMPTION VALUE		13	521,304
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		521,304	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		527,290	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002916	CARPORT	27,256	03/06/2023
M2101820	H/AC	7,700	02/16/2021
M13728	MECH OTHER	0	04/01/2008
R11103	REPAIR/RRF	5,000	03/01/2008
P12867	OTHER	0	11/01/2007
C20696	CO ISSUED	0	10/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1998/1283	8/23/2015	SW	U	V	37
GRANTOR: HIGGINBOTHAM MARVIN E					
GRANTEE: LANGHORNE MIKAL					
1424/1095	6/29/2006	WD	Q	V	
GRANTOR: ORTIZ ISMAEL G & JULI					
GRANTEE: LANGHORNE MIKAL					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2008] W28 S7 FOP=[YR=2008] W22 S15 E22 N15\$ S15 W37 S34 E4 S2 E10 FOP=[YR=2008] S3 E12 N5 W3 N3 W7S5W2\$E2N5 E7 S3 E19 FGR=[YR=2008] S5 E23 N21 W19 S3 W4 S13\$ N13 E4 N3 E19 N40\$.					

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