LOT 7 2003 CHNC DW
AMENDED CUSHING CREEK EST
PB 6/92-94

DOUGLAS BRADFORD J
44871 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2026

04-1N-25-276C-0007-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 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	04	Quality Level 04

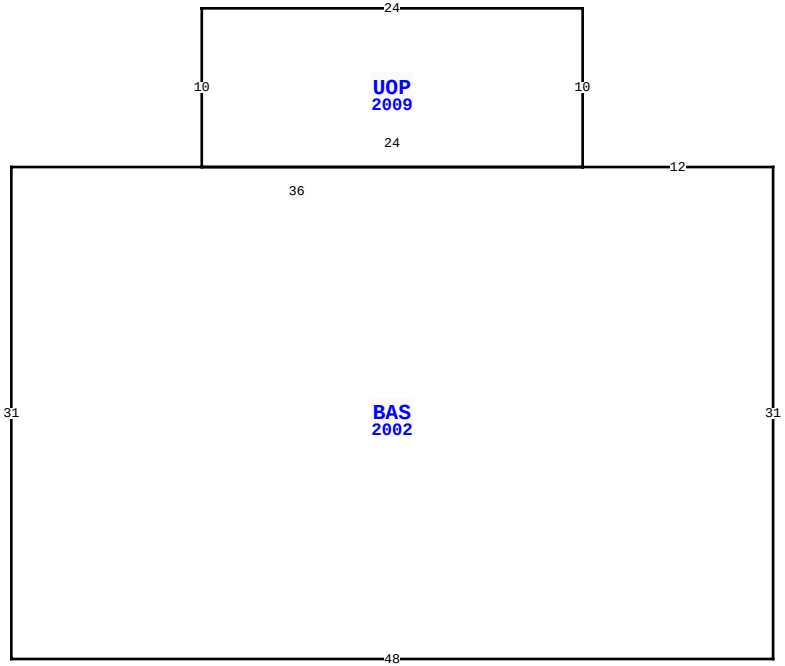
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2002	1,488	83,486
UOP	240	25	2009	60	3,366
TOTALS	1,728			1,548	86,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,548	135.5200	121.97	188,810	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2003 Heated Area: 1488 HX Base Yr 2003



44871 PINEBREEZE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		86,853
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		76,400
TOTAL MARKET VALUE		166,193
SOH/AGL Deduction		94,172
ASSESSED VALUE		72,021
TOTAL EXEMPTION VALUE	HX HB DX	52,021
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		166,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E10077	NEW CONSTR	0	07/01/2002
E10090	NEW CONSTR	0	07/01/2002
M6232	H/AC	0	07/01/2002
MH3908	MH MOVE-ON	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2384/0562	7/29/2020	QC	U	I	11	100
GRANTOR: DOUGLAS BRADFORD J &						
GRANTEE: DOUGLAS BRADFORD J						
1082/1203	9/24/2002	WD	Q	I		115,000
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: DOUGLAS BRADFORD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 UOP=[YR=2009] N10 W24 S10 E24$ W36 S31 E48 N31 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	1.91	AC		1.00	1.00	0.80	50,000.00	40,000.00	76,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.91 Total Land Value: 76,400 Market: 0 Agricultural: 0 Common: 76,400 PRINTED 07/09/2026 BY SYS