LOT 8
IN OR 1556/903
2002 HOMD DW/MH

MCCHARGUE DAVID J &/MADDOX JACOB J
44865 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2026

04-1N-25-276C-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

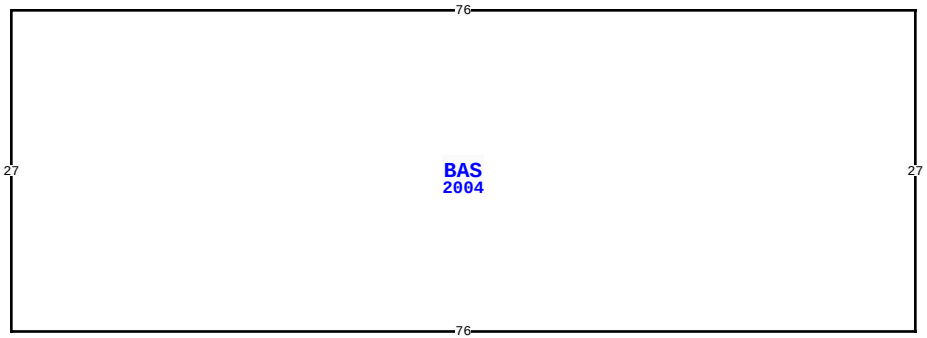
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2004	2,052	99,565
TOTALS	2,052			2,052	99,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.2000	105.48	216,445	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2009 Heated Area: 2052 HX Base Yr 2009



44865 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		99,565
TOTAL MARKET OB/XF VALUE		5,068
TOTAL LAND VALUE - MARKET		83,200
TOTAL MARKET VALUE		187,833
SOH/AGL Deduction		97,641
ASSESSED VALUE		90,192
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,781
TOTAL JUST VALUE		187,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24511	ADDITION	1,062	03/01/2011
MH3758	MH MOVE-ON	0	02/01/2002
M5728	H/AC	0	02/01/2002
P5387	NEW CONSTR	0	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/0903	3/18/2008	WD	Q	I		146,000
GRANTOR: BATEMAN JAMES R						
GRANTEE: MADDOX JACOB J						
1276/1368	11/29/2004	WD	U	I	11	92,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BATEMAN JAMES R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S27 E76 N27 $.

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	
2	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2011	2011	3	40	400	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2011	2011	3	40	1,728	

LAND DESCRIPTION

TOTAL OB/XF 5,068

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	2.08	AC		1.00	1.00	1.00	40,000.00	40,000.00	83,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.08 Total Land Value: 83,200 Market: 0 Agricultural: 0 Common: 83,200 PRINTED 07/09/2026 BY SYS