LOT 10 R672991 & R672992
IN OR 883/1398
AMENDED CUSHING CREEK ESTATES

LUKE KENNETH CARLTON
44839 PINE BREEZE CIR
CALLAHAN, FL 32011

2026

04-1N-25-276C-0010-0000

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	03	Quality Level 03

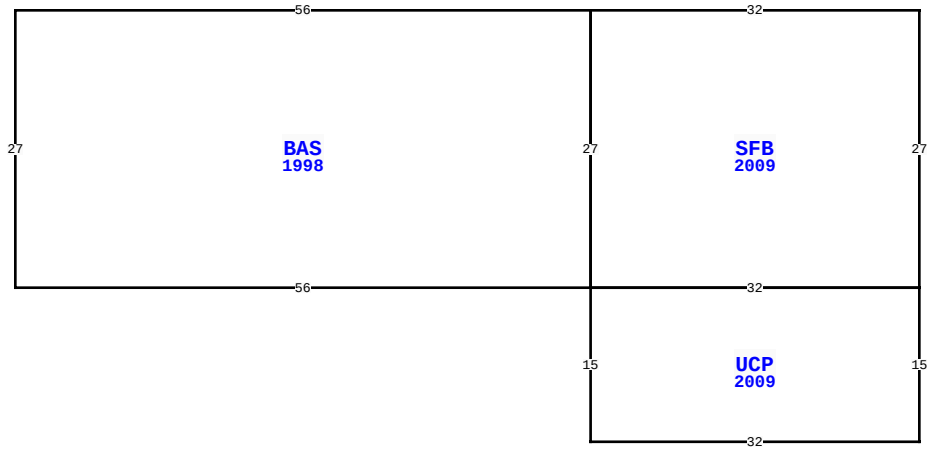
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1998	1,512	58,678
SFB	864	80	2009	691	26,816
UCP	480	20	2009	96	3,725
TOTALS	2,856			2,299	89,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,299	123.2000	110.88	254,913	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 1999 Heated Area: 2203 HX Base Yr 1999



44839 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		89,220
TOTAL MARKET OB/XF VALUE		17,463
TOTAL LAND VALUE - MARKET		59,000
TOTAL MARKET VALUE		165,683
SOH/AGL Deduction		63,655
ASSESSED VALUE		102,028
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,617
TOTAL JUST VALUE		165,683
NCON VALUE		4,345
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9314	CARPORT	8,640	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0883/1398	5/19/1999	QC	Q	I	01	100
GRANTOR: LUKE PATRICIA LYNNE						
GRANTEE: LUKE KENNETH CARLTO						
0842/1237	7/28/1998	WD	U	V	13	25,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: LUKE KENNETH C & PA						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2009] W32 BAS=[YR=1998] W56 S27 E56 UCP=[YR=2009] S15 E32 N15 W32$ N27$ S27 E32 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
2	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	1998	1998	3	24	3,226	
3	0510	GARAGE WD-	0	100	42	24	1,008.00	SF	35.00	35.00	100	2006	2006	3	36	12,701	
5	0681	POLE SHED	0	100	20	16	320.00	SF	15.00	15.00	100	2005	2005	3	32	1,536	

LAND DESCRIPTION

TOTAL OB/XF 17,463

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	1.18	AC		1.00	1.00	1.00	50,000.00	50,000.00	59,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.18 Total Land Value: 59,000 Market: 0 Agricultural: 0 Common: 59,000 PRINTED 07/09/2026 BY SYS