LOT 13
IN OR 2388/1173
AMENDED CUSHING CREEK ESTATES

HUTCHINSON ROY K/THOMPSON LUCILLE R & JOHNNY EUGEN
44729 PINEBREEZE CIR
CALLAHAN, FL 32011

2026

04-1N-25-276C-0013-0000

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	06	Quality Level 06

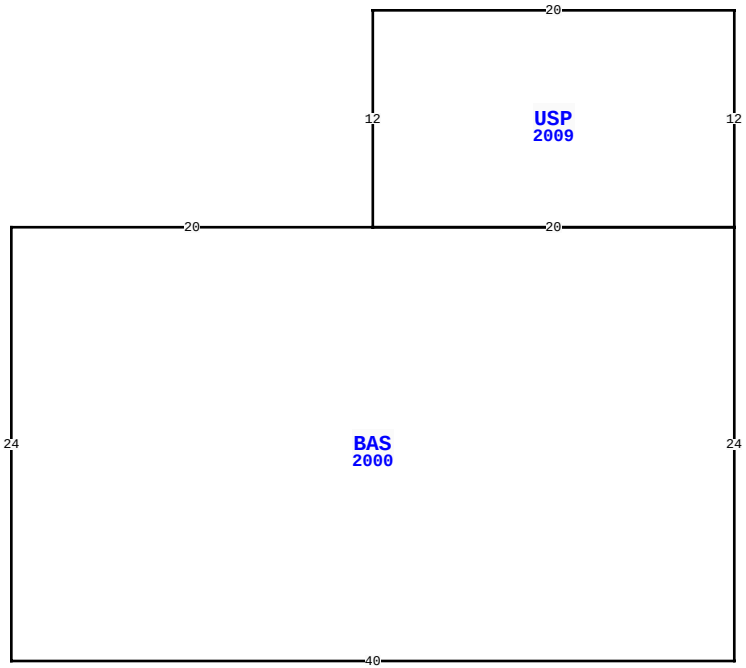
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2000	960	41,512
USP	240	50	2009	120	5,189
TOTALS	1,200			1,080	46,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	160.1600	144.14	155,671	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ 50% - 2001 Heated Area: 960 HX Base Yr 2001



44729 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		46,701
TOTAL MARKET OB/XF VALUE		17,741
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		152,442
SOH/AGL Deduction		52,907
ASSESSED VALUE		99,535
TOTAL EXEMPTION VALUE	SX HA HAB	34,591
BASE TAXABLE VALUE		64,944
TOTAL JUST VALUE		152,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0107918	GARAGE	10,500	01/01/2001
B996335	XFOB	950	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/742	1/23/2024	QC	U	I	11	100
GRANTOR: DAVIS JANET E ET AL						
GRANTEE: THOMPSON LUCILLE R						
2388/1173	8/20/2020	QC	U	I	11	100
GRANTOR: CANADAY LUCILLE R						
GRANTEE: DAVIS JANET E & KEL						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2009] W20 S12 BAS=[YR=2000] W20 S24 E40 N24 W20$ E20 N12$.

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	0511	GARAGE CB-	0	50	24	24	576.00	SF	40.00	40.00	100	2001	2001	3	77	17,741	

LAND DESCRIPTION

TOTAL OB/XF 17,741

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	50	0006	OR	0.00	0.00	2.20	AC		1.00	1.00	1.00	40,000.00	40,000.00	88,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.20 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 07/09/2026 BY SYS