LOT 22 SEC 5-1N-25
IN OR 2164/1519
R568269 & R568270

COX RYAN C
44545 PINEBREEZE CIR
CALLAHAN, FL 32011

2026

04-1N-25-276C-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

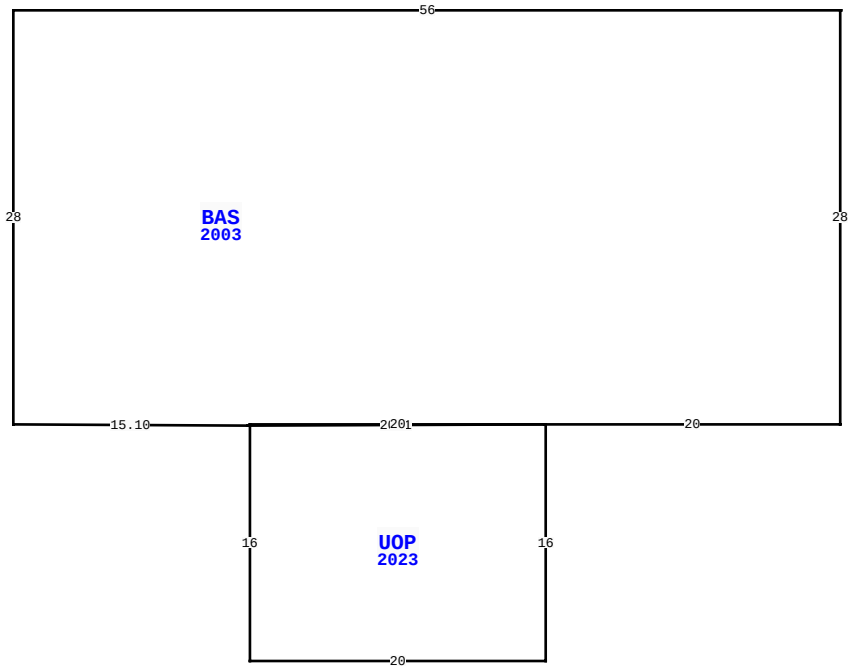
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,567	100	2003	1,567	112,391
UOP	320	25	2023	80	5,738
TOTALS	1,887			1,647	118,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,647	140.6400	119.54	196,882	1989	2009	0	0	0	40.00	60.00

1 M/H 93- 100% - 2019 Heated Area: 1567 HX Base Yr 2019



44545 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		118,129
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		142,380
TOTAL MARKET VALUE		262,679
SOH/AGL Deduction		146,450
ASSESSED VALUE		116,229
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,818
TOTAL JUST VALUE		262,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4194	MH MOVE-ON	0	08/01/2003
M7383	H/AC	0	08/01/2003
W123	XFOB	0	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2164/1519	12/11/2017	WD	Q	I	01	105,000
GRANTOR: SMITH THOMAS M ETAL						
GRANTEE: COX RYAN C						
2019/1854	12/21/2015	SW	U	I	11	100
GRANTOR: SMITH GREGORY A						
GRANTEE: SMITH GREGORY A & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W56 S28 D0.1R15.10 U0.1R20.1 U0R20 N28 $
UOP=[YR=2023;ORIG=-40,28] E20 S16 W20 N16 $
.

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	1989	1989	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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	4.52	AC		1.00	1.00	0.90	35,000.00	31,500.00	142,380							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 4.52 Total Land Value: 142,380 Market: 0 Agricultural: 0 Common: 142,380 PRINTED 07/09/2026 BY SYS