LOT 23 SEC 5-1N-25
AMENDED CUSHING CREEK ESTATES PB
CONSERV ESMT PT OR 993/821

BAZEMORE MICHAEL WILLIAM/BANNING BRETT & HEATHER
44415 PINEBREEZE CIR
CALLAHAN, FL 32011

2026

04-1N-25-276C-0023-0000

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 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

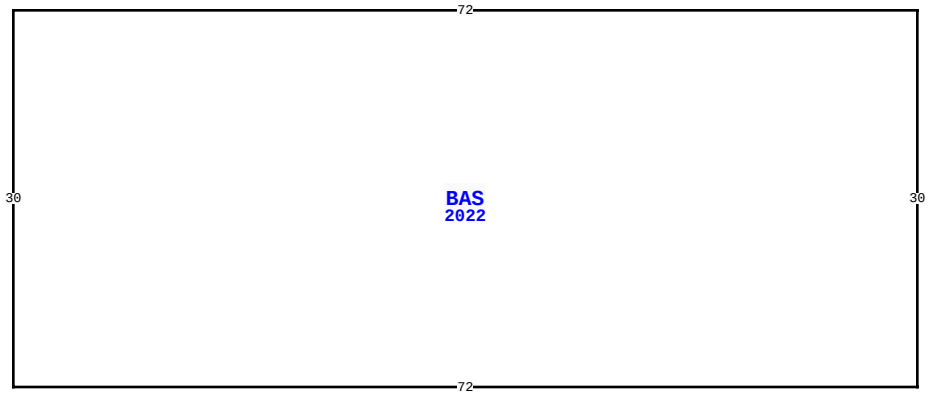
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2022	2,160	265,211
TOTALS	2,160			2,160	265,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	140.6400	126.58	273,413	2022	2022	0	0	0	3.00	97.00

1 M/H 94+ 100% - 2023 Heated Area: 2160 HX Base Yr 2023



44415 PINEBREEZE CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		265,211
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		513,744
TOTAL MARKET VALUE		778,955
SOH/AGL Deduction		381,392
ASSESSED VALUE		397,563
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		346,152
TOTAL JUST VALUE		778,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000700	CO ISSUED	0	07/26/2022
22002700	MH MOVE-ON	0	07/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2875/018	6/08/2026	WD	U	I	30	375,000
GRANTOR: BAZEMORE MICHAEL WALL						
GRANTEE: BAZEMORE MICHAEL WI						
2524/0197	12/15/2021	WD	U	V	37	100,000
GRANTOR: SMITH THOMAS M						
GRANTEE: BAZEMORE MICHAEL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W72 S30 E72 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	58.38	AC		1.00	1.00	0.80	11,000.00	8,800.00	513,744							

REVIEW DATE 04/15/2026 BY TWA Total Acres: 58.38 Total Land Value: 513,744 Market: 0 Agricultural: 0 Common: 513,744 PRINTED 07/09/2026 BY SYS