LOT 24
CONSERV ESMT PT OR 993/821
AMENDED CUSHING CREEK ESTATES

DAVIDSON NOEL & DESTINY
44380 PINEBREEZE CIR
CALLAHAN, FL 32011

2026

04-1N-25-276C-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 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

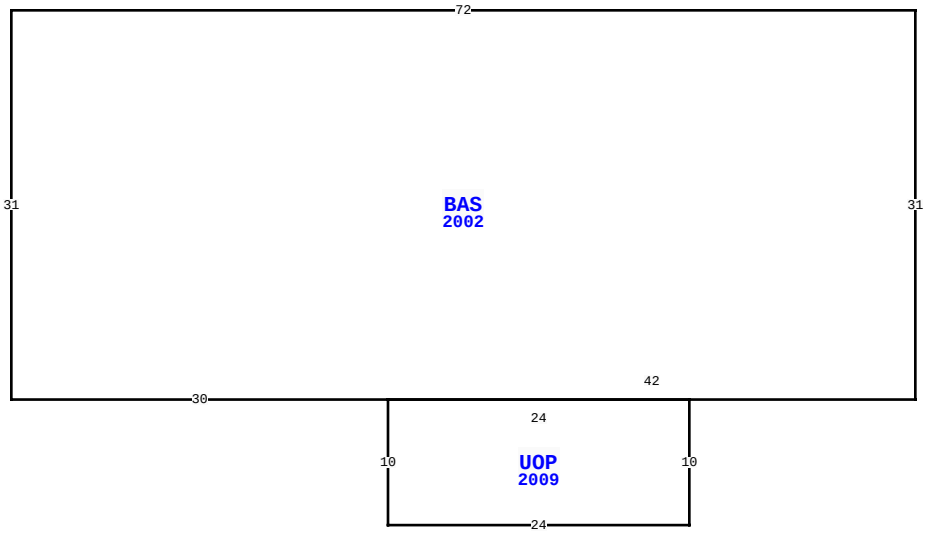
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2002	2,232	146,466
UOP	240	25	2009	60	3,937
TOTALS	2,472			2,292	150,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,292	130.2000	117.18	268,577	2002	2007	0	0	0	44.00	56.00

1 M/H 94+ 100% - 2026 Heated Area: 2232 HX Base Yr 2026



44380 PINEBREEZE CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		166,389
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		64,000
TOTAL MARKET VALUE		233,329
SOH/AGL Deduction		0
ASSESSED VALUE		233,329
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,918
TOTAL JUST VALUE		233,329
NCON VALUE		15,986
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633196	GARAGE	32,134	10/01/2016
MH3826	MH MOVE-ON	0	04/01/2002
MH992698	MH MOVE-ON	0	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2788/652	5/05/2025	WD	Q	I	01	265,000
GRANTOR: CARR KENNETH R						
GRANTEE: DAVIDSON NOEL & DES						
2037/1594	3/30/2016	SW	U	I	12	92,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: CARR KENNETH R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W72 S31 E30 UOP=[YR=2009] S10 E24 N10 W24$
E42 N31 $.

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	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	1.28	AC		1.00	1.00	1.00	50,000.00	50,000.00	64,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.28 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

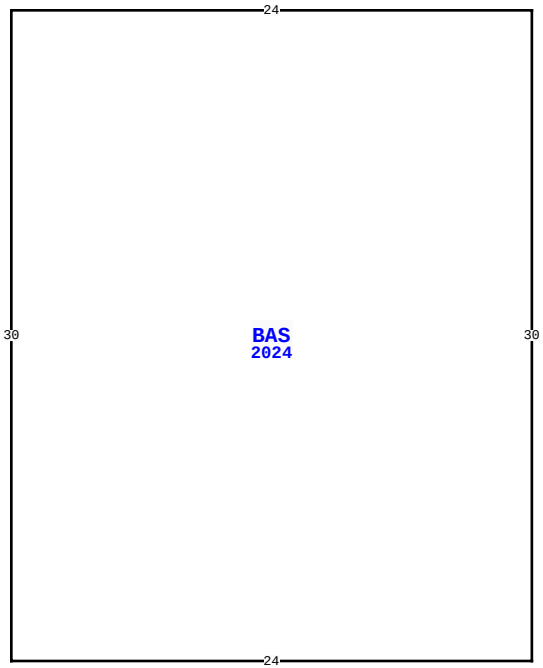
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 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	720	100	2024	720	15,986
TOTALS	720			720	15,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	24.67	17,762	2016	2016	0	0	0	10.00	90.00

2 GARAGE RES 100% - 2026 Heated Area: 720 HX Base Yr 2026



44380 PINEBREEZE CIR, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTEE: DAVIDSON NOEL & DES						
2037/1594	3/30/2016	SW	U	I	12	92,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: CARR KENNETH R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E24 S30 W24 N30 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.28 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 07/09/2026 BY SYS