LOT 28 SEC 5-1N-25
AMENDED CUSHING CREEK ESTATES
PB 6/92-94

FOWLER EVA L
44492 PINEBREEZE CIR
CALLAHAN, FL 32011

2026

04-1N-25-276C-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

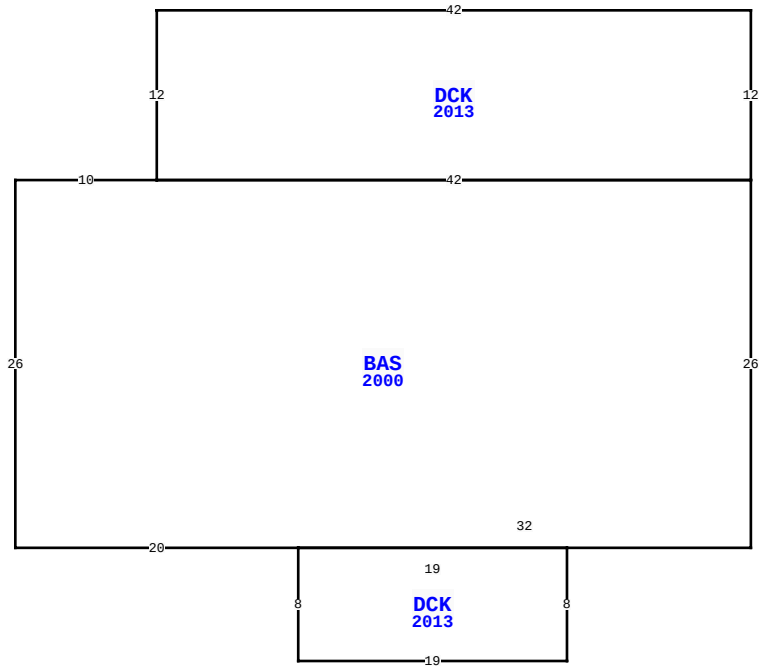
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 30
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,352	100	2000	1,352	154,605
DCK	152	15	2013	23	2,630
DCK	504	15	2013	76	8,691
TOTALS	2,008			1,451	165,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,451	136.6200	122.96	178,415	2000	2020	0	0	0	7.00	93.00

1 M/H 94+ 100% - 2026 Heated Area: 1352 HX Base Yr 2026



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

44492 PINEBREEZE CIR, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		165,926
TOTAL MARKET OB/XF VALUE		2,494
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		218,420
SOH/AGL Deduction		142,279
ASSESSED VALUE		76,141
TOTAL EXEMPTION VALUE	HX HB WX	56,141
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		218,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003005	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2765/556	1/31/2025	WD	Q	I	01	250,000
GRANTOR: OBRIEN MARK & CINDY						
GRANTEE: FOWLER EVA L						
1868/1943	7/11/2013	WD	U	I	12	56,500
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: O'BRIEN MARK & CIND						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2013] W42 S12 BAS=[YR=2000] W10 S26 E20 DCK=[YR=2013] S8E19 N8 W19$ E32 N26 W42$ E42 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	0940	SHEDS/PORT	0	100	22	12	264.00	SF	30.00	30.00	100	2001	2001	3	20	1,584	
2	0350	CARPORT WD	0	100	18	7	126.00	SF	13.00	13.00	100	2001	2001	3	20	328	
3	0350	CARPORT WD	0	100	28	8	224.00	SF	13.00	13.00	100	2001	2001	3	20	582	

LAND DESCRIPTION

TOTAL OB/XF 2,494

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	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS