

LEWIS LESLIE M
44664 PINE BREEZE CIRCLE
CALLAHAN, FL 32011

04-1N-25-276C-0033-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior FloopInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories Units

1205140803043 100
2.5 100 WOOD FRAME 1001.
1. 100
0 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030200MOBILE HOME088006.00

AREATOTAL GROSSPCT OF YEARTOT ADJSUBAREAMARKET TYPEAREA BASETYPEADJ AREAVALE

BAS2,28010020002,280106,179UOP7025200918838UOP240252009602,794

TOTALS2,5902,358109,811

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.02AC1.001.001.0050,000.0050,000.0051,000

REVIEW DATE05/10/2024BYTWA

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCTNORM % COND

0800022,358123.2000110.88261,4552000200000058.0042.00

M/H 94+ 100% - 2011Heated Area: 2280HX Base Yr 2011

36773010107BAS200020261220

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE109,811TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET51,000TOTAL MARKET VALUE160,811SOH/AGL Deduction82,224ASSESSED VALUE78,587TOTAL EXEMPTION VALUEHX HB51,411BASE TAXABLE VALUE27,176TOTAL JUST VALUE160,811NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE154,689

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1678/09715/06/2010WDUUII1270,500

GRANTOR: JAX FEDERAL CREDIT UNGRANTEE: LEWIS LESLIE M1650/099411/30/2009CTUUII18100GRANTOR: CLERK OF COURTGRANTEE: JAX FEDERAL CREDIT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W40 UOP=[YR=2009] N10 W7 S10 E7\$ W36 S30 E26UOP=[YR=2009] S12 E20 N12 W20\$ E50 N30\$.

44664 PINEBREEZE CIR, CALLAHAN05/06/2026MLU

Total Acres: 1.02Total Land Value: 51,000Market: 0Agricultural: 0Common: 51,000PRINTED 07/09/2026 BY SYS