

GORDON NOBRA LYNN
44720 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

04-1N-25-276C-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 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 Units	1.	1. 100 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	2,112	100	2003	2,112	128,322
UOP	504	25	2006	126	7,656
TOTALS	2,616			2,238	135,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,238	140.6400	126.58	283,286	2003	2003	0	0	52.00	48.00
1 M/H 94+ 100% - 2014 Heated Area: 2112 HX Base Yr 2014											
BAS 2003 UOP 2006											

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		135,977	
TOTAL MARKET OB/XF VALUE		4,767	
TOTAL LAND VALUE - MARKET		60,500	
TOTAL MARKET VALUE		201,244	
SOH/AGL Deduction		106,032	
ASSESSED VALUE		95,212	
TOTAL EXEMPTION VALUE		HX HB WX	56,411
BASE TAXABLE VALUE		38,801	
TOTAL JUST VALUE		201,244	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,452	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1884/1919	10/11/2013	WD Q	I	02		95,500

GRANTOR: COX JAMES S & MORGANN

GRANTEE: GORDON RONALD DUWAY

1841/0467 2/21/2013 QC U I 11 100

GRANTOR: COX JAMES S

GRANTEE: COX JAMES S & MORGANA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S32 UOP=[YR=2006] S12 E42 N12 W42\$ E66 N32\$.

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
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
4	1242	WD DECK A	0 100	32	14	448.00	SF	10.00	10.00	100	2011	2011	3	40	1,792	

LAND DESCRIPTION

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
1	000100	C	RES	100	0006	OR	0.00	0.00	1.21	AC		1.00	1.00	1.00	50,000.00	50,000.00	60,500							

TOTAL OB/XF

4,767

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 1.21

Total Land Value: 60,500

Market: 0

Agricultural: 0

Common: 60,500

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