

LOT 45
IN OR 1624/167
1998 SKYL TW/MH

DAUGHTRY BOBBY RAY JR
44884 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2026

04-1N-25-276C-0045-0000



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

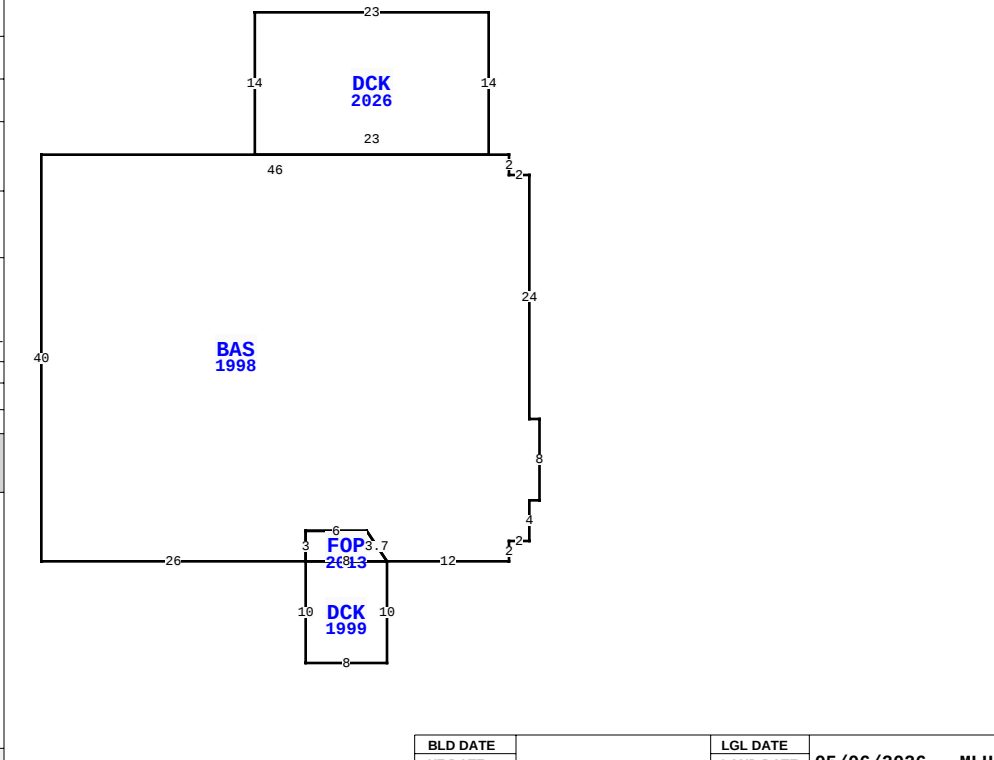
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,899	100	1998	1,899	130,967
DCK	80	15	1999	12	828
DCK	322	15	2026	48	3,311
FOP	21	30	2013	6	414
TOTALS	2,322			1,965	135,519

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0940	SHEDS/PORT	0 100	24	12	300.00	SF	30.00	30.00
3	0351	CARPORT MT	0 100	16	30	480.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.15

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,965	159.6400	143.68	282,331	1998	2003	0	0	0	52.00	48.00
1 M/H 94+ 100% - 2010				Heated Area: 1899				HX Base Yr 2010				



44884 PINEBREEZE CIR, CALLAHAN									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/06/2026 MLU				

TOTAL OB/XF									
2,898									

Total Acres: 1.15 Total Land Value: 57,500 Market: 0 Agricultural: 0 Common: 57,500

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					160,788				
TOTAL MARKET OB/XF VALUE					2,898				
TOTAL LAND VALUE - MARKET					57,500				
TOTAL MARKET VALUE					221,186				
SOH/AGL Deduction					105,165				
ASSESSED VALUE					116,021				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					64,610				
TOTAL JUST VALUE					221,186				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					202,867				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326915	ADDITION	9,800	02/01/2013
B26694	GARAGE	50,186	12/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1624/0167	6/03/2009	WD	Q	I	01	134,000	
GRANTOR: RHODEN EARICE RAY JR							
GRANTEE: DAUGHTRY BOBBY RAY							
0826/0143	3/12/1998	WD	U	V	13	26,000	
GRANTOR: HIGGINBOTHAM MARVIN E							
GRANTEE: RHODEN EARICE JR &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1998;ORIG=0,0] W46 S40 E26 N3 E6 D3R2 E12 N2 E2 N4 E1 N8 W1 N24 W2 N2 \$									
DCK=[YR=1999;ORIG=-20,40] S10 E8 N10 W8 \$									
FOP=[YR=2013;ORIG=-20,40] E8 U3L2 W6 S3 \$									
DCK=[YR=2026;ORIG=-25,-14] E23 S14 W23 N14 \$									

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