

HARRIS BONNIE D
44926 PINEBREEZE CIRCLE
CALLAHAN, FL 32011-4146

04-1N-25-276C-0047-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																																														
Exterior Wall		30	VINYL 100		0800	02	2,381	135.5200	121.97		290,411		2005	2005	0	0	0	48.00	52.00	VALUATION BY																																																														
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ 100% - 2006														Heated Area: 2356 HX Base Yr 2006														STANDARD																																																	
Roof Cover		12	MODULAR MT 100																Tax Group: 6 Tax Dist:																																																															
Interior Wall		05	DRYWALL 100																BUILDING MARKET VALUE														151,014																																																	
Interior Floo		14	CARPET 80																TOTAL MARKET OB/XF VALUE														9,345																																																	
Interior Floo		08	SHT VINYL 20																TOTAL LAND VALUE - MARKET														110,400																																																	
Air Condition		03	CENTRAL 100																TOTAL MARKET VALUE														270,759																																																	
Heating Type		04	AIR DUCTED 100																SOH/AGL Deduction														130,794																																																	
Bedrooms			4 100																ASSESSED VALUE														139,965																																																	
Bathrooms			2 100																TOTAL EXEMPTION VALUE														HX HB WX 56,411																																																	
Frame		02	WOOD FRAME 100																BASE TAXABLE VALUE														83,554																																																	
Stories		1.	1. 100																TOTAL JUST VALUE														270,759																																																	
Units			0 100																NCON VALUE														0																																																	
																			INCOME VALUE																																																															
																			PREVIOUS YEAR MKT VALUE														236,509																																																	
Quality		04	Quality Level 04																PERMIT NUM														DESCRIPTION														AMT														ISSUED																					
DOR CODE		0200	MOBILE HOME																E14522														ELEC OTHER														0														03/01/2005																					
MAP NUM			MKT AREA																M09388														MECH OTHER														0														03/01/2005																					
NEIGHBORHOOD/LOC		8006.00																	MH4543														MH MOVE-ON														0														02/01/2005																					
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																P09063														OTHER														0														02/01/2005													
BAS		2,356	100	2005	2,356		149,428																B12916														GARAGE														19,800														05/01/2004																	
UOP		100	25	2026	25		1,585																W246														XFOB														0														02/01/2004																	
TOTALS		2,456			2,381		151,014																																																																											
EXTRA FEATURES		44926 PINEBREEZE CIR, CALLAHAN														BLD DATE																												LGL DATE																																						
																XF DATE																												LAND DATE																																						
																INC DATE																												AG DATE																																						
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																																																				
1		0510		GARAGE WD-		0 100		30 20		600.00		SF		35.00		35.00		100		2004		2004		3		30		6,300																																																						
2		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		2005		2005		3		87		3,045																																																						