

MARSH MARGARET M
44458 PINEBREEZE BLVD
CALLAHAN, FL 32011

04-1N-25-279E-0011-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001.1. 1000 100

QUALITY03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA08NEIGHBORHOOD/LOC8029.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREAMARKET VALUEBAS1,62010019931,62048,415DCK14415202622658FOP156302004471,405

MARKET ADJUSTMENTS

TYPEDLMDLEFF. AREA117.2000EFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND0820021,689117.200099.62168,2581991199600070.0030.00

M/H 93-100%-2021Heated Area: 1620HX Base Yr

FOP
2004

DCK
2026

BAS
1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE50,477TOTAL MARKET OB/XF VALUE6,245TOTAL LAND VALUE - MARKET125,000TOTAL MARKET VALUE181,722SOH/AGL Deduction20,522ASSESSED VALUE161,200TOTAL EXEMPTION VALUE13161,200BASE TAXABLE VALUE0TOTAL JUST VALUE181,722NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE166,503

Sales Data

OFF RECORD NumberDATEINSTTYPEQ / I V / I RSN CD SALE PRICE0631/03717/17/1991WDQV21,000GRANTOR : SANDEL & JONESGRANTEE : MARSH WM & MARGARET

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W60 S14 S13 E60 N27 \$
FOP=[YR=2004;ORIG=-60,14] W13 S12 E13 N12 \$
DCK=[YR=2026;ORIG=-28,-12] E12 S12 W12 N12 \$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPTH FACT% CONDDTOT ADJUNIT PRICEDADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.005.00AC1.001.001.0025,000.0025,000.00125,000

EXTRA FEATURES

44458 PINEBREEZE BLVD, CALLAHANBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/08/2026MLU

L NOBXFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100199119913662,310

21242WD DECK A010081080.00SF10.0010.0010019911991320160

40350GARPORT WD01003012360.00SF13.0013.0010019941994320936

50510GARAGE WD-01002416384.00SF35.0035.00100199519953202,688

70754FOP01006848.00SF15.0015.0010020052005321151

REVIEW DATE

01/01/2023BYCDTotal Acres: 5.00Total Land Value: 125,000Market: 0Agricultural: 0Common: 125,000PRINTED 07/09/2026 BY SYS