IN OR 2663/1731

LANGHORNE MIKAL
44935 PINEBREEZE CIR
CALLAHAN, FL 32011

2026

16-1N-25-0000-0001-0280

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

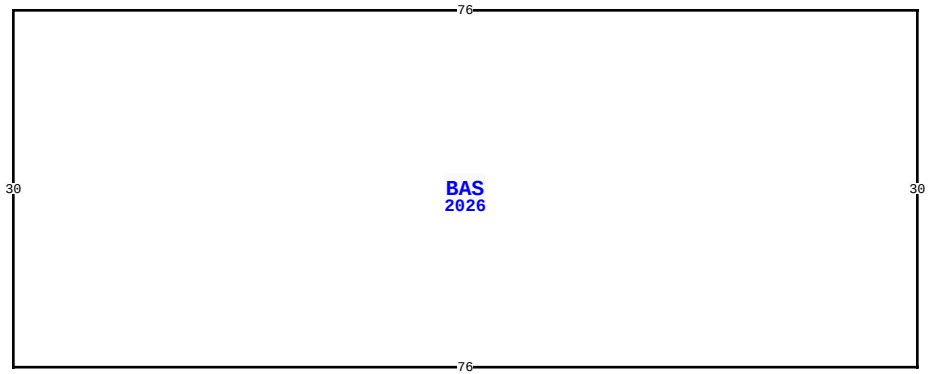
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2026	2,280	237,272
TOTALS	2,280			2,280	237,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.4800	115.63	263,636	2019	2019	0	0	0	10.00	90.00

1 M/H 94+ 0% - 2026 Heated Area: 2280 HX Base Yr



54267 HURST RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	237,272
TOTAL MARKET OB/XF VALUE	33,421
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	320,693
SOH/AGL Deduction	0
ASSESSED VALUE	320,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,693
TOTAL JUST VALUE	320,693
NCON VALUE	237,272
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250005069	CO		05/12/2025
MH250000424	REPLACEMENT USED	0	01/13/2025
7743	MH MOVE-ON	28,000	03/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1731	8/25/2023	WD	U	I	37	65,000
GRANTOR: SION STONE ENTERPRISE						
GRANTEE: LANGHORNE MIKAL						
2610/0103	12/22/2022	QC	U	V	11	100
GRANTOR: BUTLER CHRISTOPHER E						
GRANTEE: SION STONE ENTERPRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E76 S30 W76 N30 $
.

EXTRA FEATURES

LN	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
3	0511	GARAGE CB-	0	0	26	40	1,040.00	SF	40.00	40.00	100	1997	1997	3	70	29,120	
5	0510	GARAGE WD-	0	0	32	16	512.00	SF	35.00	35.00	100	1998	1998	3	24	4,301	

LAND DESCRIPTION

TOTAL OB/XF 33,421

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS