IN OR 509 PG 837
EX ESMT OR 625/228

HULL EMILY DAVIES
44367 PINEBREEZE BLVD
CALLAHAN, FL 32011

2026

33-2N-25-0000-0015-0070

BUILDING CHARACTERISTICS

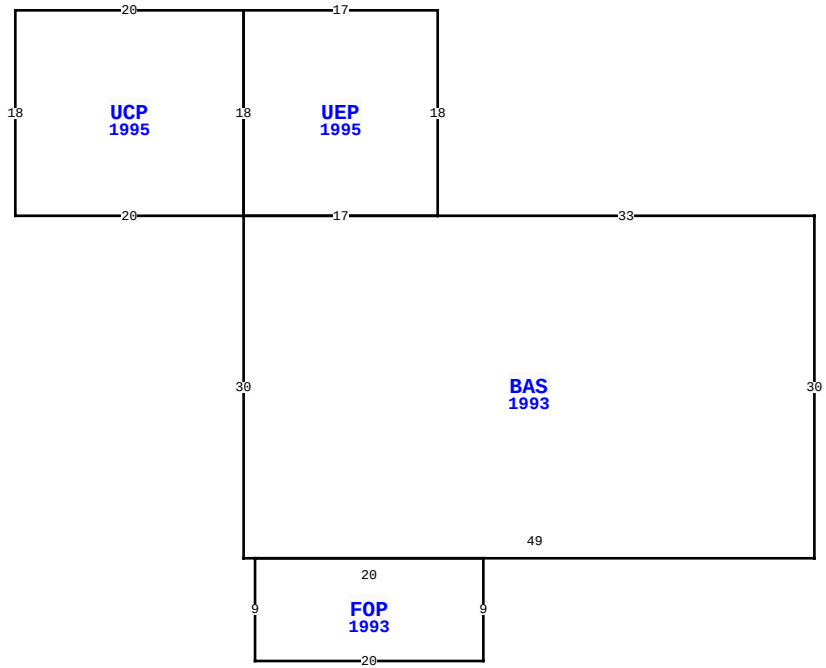
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1993	1,500	137,219
FOP	180	30	1993	54	4,940
UCP	360	20	1995	72	6,586
UEP	306	60	1995	184	16,832
TOTALS	2,346			1,810	165,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	116.5500	122.38	221,508	1990	1990	0	0	0	25.25	74.75

1 SINGLE FAM 0% - 2026 Heated Area: 1500 HX Base Yr



44367 PINEBREEZE BLVD, 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	165,577
TOTAL MARKET OB/XF VALUE	3,650
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	274,227
SOH/AGL Deduction	0
ASSESSED VALUE	274,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,227
TOTAL JUST VALUE	274,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,151

EYB ADJSTD FOR NEW ROOF: KW 10/23

ACCESS VIA : 04-1N-25-0000-0001-0080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003833	REPAIR/RRF	10,188	03/22/2023
B951696	CARPORT	5,080	02/01/1995
6727	NEW CONSTR	53,056	09/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2870/1459	5/25/2026	FJ	U	I	11	0
GRANTOR: DAVIES REBECCA K EST						
GRANTEE: HULL EMILY DAVIES						
1752/0117	2/07/2011	QC	U	I	11	100
GRANTOR: KRAMER DAVID R JR TRU						
GRANTEE: DAVIES REBECCA SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 UEP=[YR=1995] N18 W17 UCP=[YR=1995] W20 S18 E20 N18 $ S18 E17 $ W17 S30 E1 FOP=[YR=1993] S9 E20 N9 W20 $ E49 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
1	0350	CARPORT WD	0	0	36	39	1,404.00	SF	13.00	13.00	100	1985	1985	3	20	3,650	

LAND DESCRIPTION

TOTAL OB/XF 3,650

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	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	105,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS