IN OR 2827 PG 952
ESMT IN OR 605/486
ESMT OR 625/228

BELYEA REVOCABLE LIVING TRUST/BELYEA BRIAN TRUSTEE
44331 PINEBREEZE BLVD
CALLAHAN, FL 32011

2026

33-2N-25-0000-0015-0260

BUILDING CHARACTERISTICS

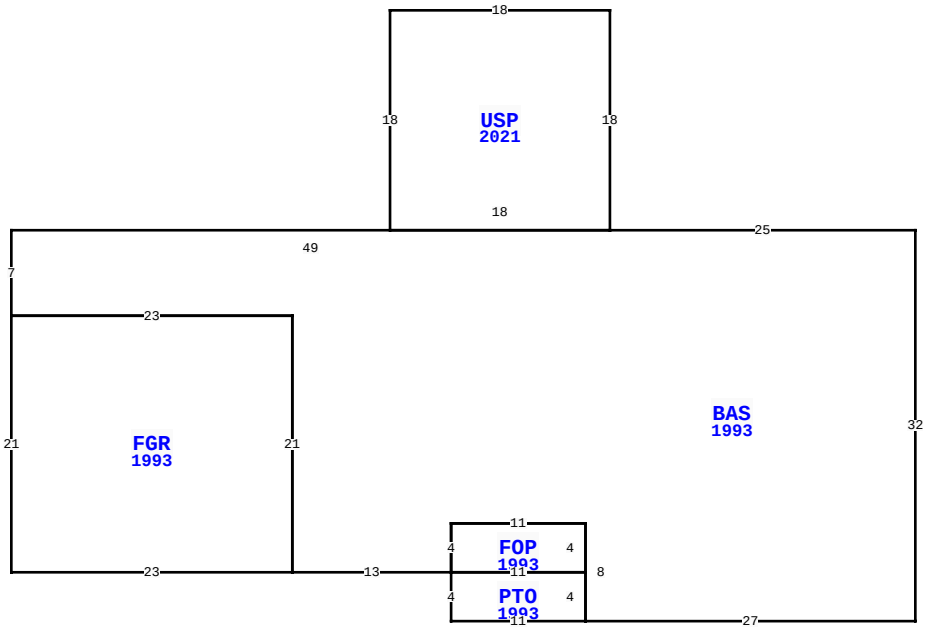
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,653	100	1993	1,653	184,814
FGR	483	55	1993	266	29,740
FOP	44	30	1993	13	1,453
PTO	44	5	1993	2	224
USP	324	30	2021	97	10,845
TOTALS	2,548			2,031	227,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,031	106.8200	148.48	301,563	1991	1991	0	0	0	24.70	75.30

1 SNGL FAM 100% - 0 Heated Area: 1653 HX Base Yr 1992



44331 PINEBREEZE BLVD, CALLAHAN

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

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
2	0681	POLE SHED	0	100	25	30	750.00	SF	15.00	15.00	100	1997	1997	3	23	2,588	
3	0940	SHEDS/PORT	0	100	8	20	160.00	SF	30.00	30.00	100	2004	2004	3	20	960	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		237,022
TOTAL MARKET OB/XF VALUE		55,858
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		397,880
SOH/AGL Deduction		208,960
ASSESSED VALUE		188,920
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,509
TOTAL JUST VALUE		397,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004835	SWIM POOL	49,454	04/19/2021
B24035	GARAGE	24,124	10/01/2010
B951835	XFOB	2,754	04/01/1995
7269	NEW CONSTR	56,619	05/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2827/952	10/30/2025	SW	U	I	11	100
GRANTOR: BELYEA ZOE KRAMER & B						
GRANTEE: BELYEA REVOCABLE LI						
0599/1117	6/15/1990	WD	Q	V	01	100
GRANTOR: KRAMER DAVID & ANNE						
GRANTEE: BELYEA KRAMER & BRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 USP=[YR=2021] N18 W18 S18 E18 $ W49 S7 FGR=[YR=1993] S21 E23 N21 W23 $ E23 S21 E13 PTO=[YR=1993] S4 E11 N4 FOP=[YR=1993] N4 W11 S4 E11 $ W11 $ N4 E11 S8 E27 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 55,858

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	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 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS

IN OR 2827 PG 952
ESMT IN OR 605/486
ESMT OR 625/228

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44331 PINEBREEZE BLVD
CALLAHAN, FL 32011

2026

33-2N-25-0000-0015-0260

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

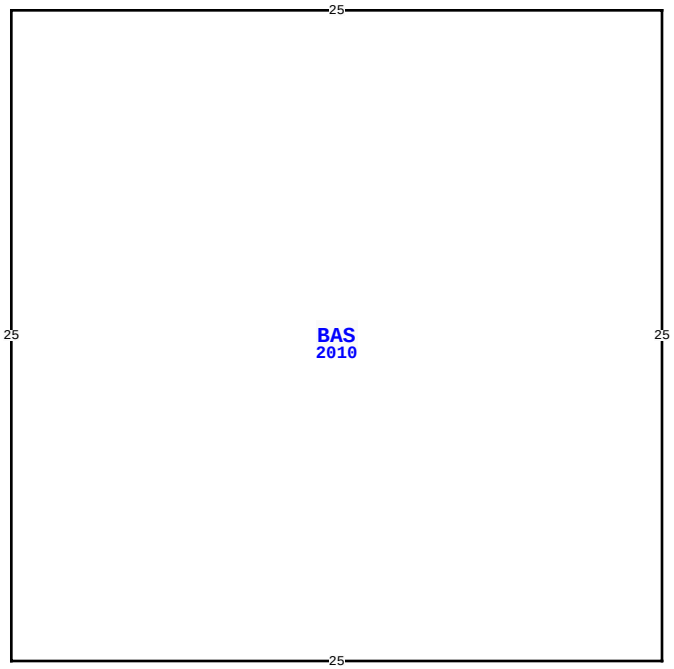
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2010	625	9,945
TOTALS	625			625	9,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	625	51.0000	19.89	12,431	2010	2010	0	0	0	20.00	80.00

2 GARAGE RES 100% - 0 Heated Area: 625 HX Base Yr 1992



44331 PINEBREEZE BLVD, CALLAHAN

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XF DATE		LAND DATE	05/07/2026 MLU
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NASSAU COUNTY PROPERTY

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GRANTOR: BELYEA ZOE KRAMER & B						
GRANTEE: BELYEA REVOCABLE LI						
0599/1117	6/15/1990	WD	Q	V	01	100
GRANTOR: KRAMER DAVID & ANNE						
GRANTEE: BELYEA KRAMER & BRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W25 S25 E25 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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