LOTS 3 & 4
IN OR 833/252 &
CASE #06-DR-168 IN OR 1508/409

MOORE BRIAN A
44055 BECKER AVENUE
CALLAHAN, FL 32011

2023

04-1N-25-2800-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Quality	03	Quality Level 03

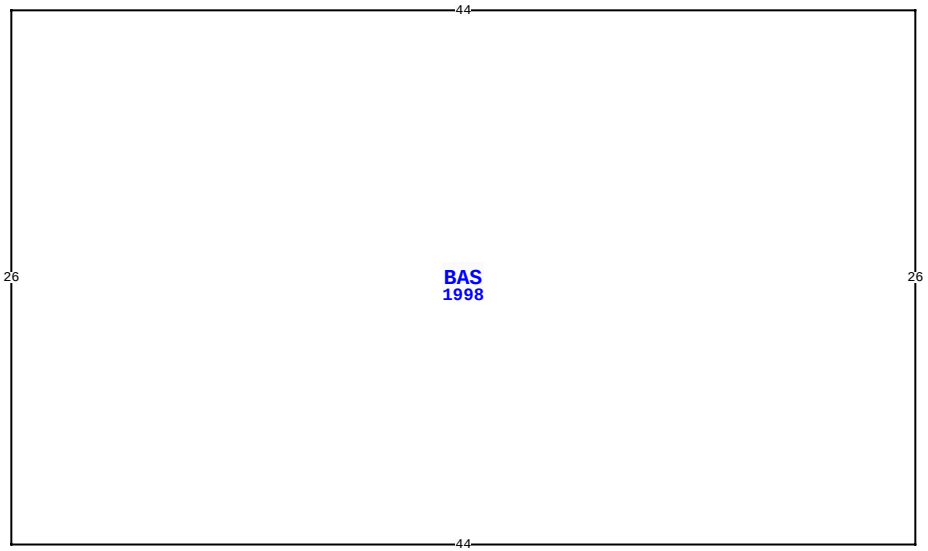
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	41,014
TOTALS	1,144		1,144	41,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	116.4000	81.48	93,213	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1999 Heated Area: 1144 HX Base Yr 1999



44055 BECKER AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		41,014
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		26,950
TOTAL MARKET VALUE		70,869
SOH/AGL Deduction		26,728
ASSESSED VALUE		44,141
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,141
TOTAL JUST VALUE		70,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0833/0252	5/08/1998	WD	U	I	09	23,000
GRANTOR: KEEN CARL JR						
GRANTEE: MOORE BRIAN & SHELL						
0812/0910	11/05/1997	QC	U	V	09	100
GRANTOR: KEEN BRENDA SUE						
GRANTEE: KEEN CARL JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W44 S26 E44 N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	000102	C	SFR/MH	100	0005	RM	150.00	225.00	0.77	AC		1.00	1.00	1.00	35,000.00	35,000.00	26,950							

REVIEW DATE 02/27/2020 BY KBP Total Acres: 0.77 Total Land Value: 26,950 Market: 0 Agricultural: 0 Common: 26,950 PRINTED 08/02/2023 BY SYS