PT OF SEC 4-2N-25 &
SEC 33-3N-25 IN OR 2459/851

MOORE DONNA H
46077 GRUMPY WAY
CALLAHAN, FL 32011

2023

04-2N-25-0000-0002-0030

BUILDING CHARACTERISTICS

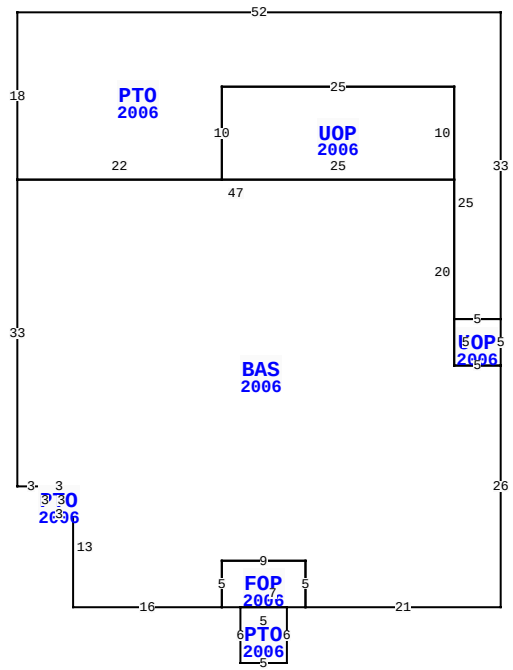
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,169	100	2,169	256,551
FOP	45	30	14	1,656
PTO	9	5	0	0
PTO	30	5	2	237
PTO	761	5	38	4,495
UOP	25	20	5	591
UOP	250	20	50	5,914
TOTALS	3,289		2,278	269,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,278	113.1900	134.41	306,186	2006	2006	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2022 Heated Area: 2169 HX Base Yr 2022



46077 GRUMPY WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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		269,444
TOTAL MARKET OB/XF VALUE		3,715
TOTAL LAND VALUE - MARKET		179,000
TOTAL MARKET VALUE		310,484
SOH/AGL Deduction		58,388
ASSESSED VALUE		252,096
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,096
TOTAL JUST VALUE		452,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/0851	5/03/2021	SW	U	I	11	100

GRANTOR: HIGGINBOTHAM DOROTHY

GRANTEE: MOORE DONNA H

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] W52 S18 BAS=[YR=2006] S33 E3 PTO=[YR=2006] S3 E3 N3 W3$ E3 S13 E16 FOP=[YR=2006] E2 PTO=[YR=2006] S6 E5 N6 W5$ E7 N5 W9 S5$N5 E9 S5 E21 N26 UOP=[YR=2006] N5 W5 S5 E5$ W5 N20 UOP=[YR=2006] N10 W25 S10 E25$ W47$ E22 N10 E25 S25 E5 N33$.

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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2006	2006	3	31	2,678	
2	0680	POLE SHED	0	100	18	12	216.00	SF	10.00	10.00	100	2006	2006	3	48	1,037	

LAND DESCRIPTION

TOTAL OB/XF 3,715

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005902	A	HARDWOOD SI	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	175.00	175.00	1,225							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	550.00	550.00	1,100							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	144,000							

REVIEW DATE 06/14/2021 BY KBA Total Acres: 10.00 Total Land Value: 37,325 Market: 144,000 Agricultural: 2,325 Common: 35,000 PRINTED 08/02/2023 BY SYS