PT GOVT LOT 5 SEC 29-2N-25E PT
OR 1436/893 BEING EXHIBIT "A"
ANNEXATION ORDINANCE #5-0-1998

MOORE BARBARA J/MOORE JOSEPH MICHAEL ET AL
45010 ROBINWOOD CIR
CALLAHAN, FL 32011

2023

29-2N-25-0000-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 1, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	87,360
TOTAL MARKET VALUE	87,360
SOH/AGL Deduction	54,360
ASSESSED VALUE	33,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,000
TOTAL JUST VALUE	87,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/0893	8/11/2006	PR	U	V	01	100
GRANTOR: DAWSON CARL D P/R						
GRANTEE: MOORE BARBARA J ETA						
0613/0098	11/29/1990	WD	Q	V		38,500
GRANTOR: MORROW WILLIAM J						
GRANTEE: MOORE CECIL P						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	001000	C	COMMERCIAL	0		CG	210.00	208.00	43,680.00	SF		1.00	1.00	0.50	4.00	2.00	87,360							

REVIEW DATE 06/14/2022 BY HSA Total Acres: 0.00 Total Land Value: 87,360 Market: 0 Agricultural: 0 Common: 87,360 PRINTED 08/02/2023 BY SYS