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

MOORE BARBARA J/MOORE JOSEPH MICHAEL ET AL
45010 ROBINWOOD CIR
CALLAHAN, FL 32011-1281

2023

29-2N-25-0000-0006-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

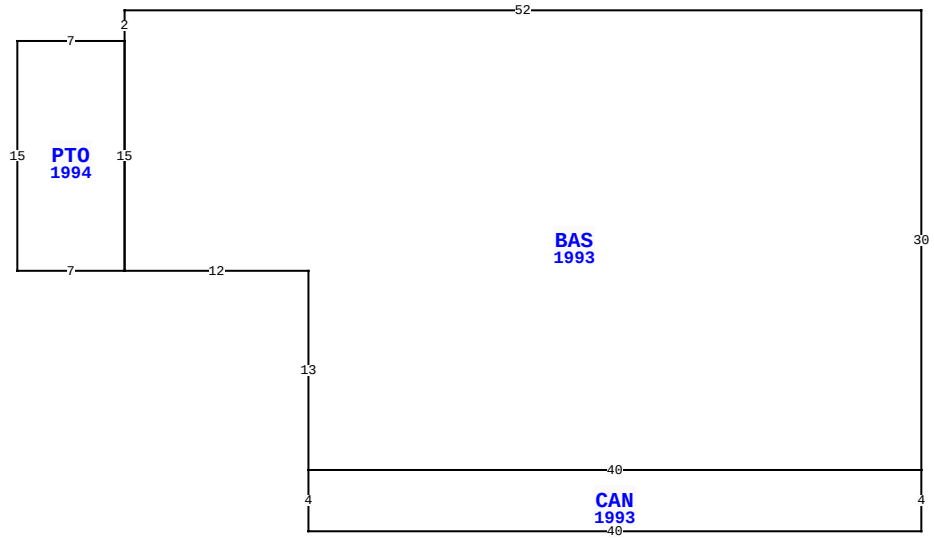
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	05	AVERAGE 20
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	24,079
CAN	160	30	48	823
PTO	105	5	5	86
TOTALS	1,669		1,457	24,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	04	1,457	72.2190	34.30	49,975	1987	1987	0	0	0	50.00	50.00

1 PREFAB MTL – 0% - 0 Heated Area: 1404 HX Base Yr



542462 LEM TURNER RD, CALLAHAN

BLD DATE	02/07/2020	KKA	LGL DATE	
XF DATE	02/07/2020	KKA	LAND DATE	02/07/2020 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	24,988
TOTAL MARKET OB/XF VALUE	8,664
TOTAL LAND VALUE - MARKET	95,820
TOTAL MARKET VALUE	129,472
SOH/AGL Deduction	71,239
ASSESSED VALUE	58,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,233
TOTAL JUST VALUE	129,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2330	NEW CONSTR	2,500	01/10/2001
3647	N/A	28,000	10/06/1986

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						
0611/0982	11/06/1990	WD	Q	I		60,000
GRANTOR: TAYLOR WILMA K						
GRANTEE: MOORE CECIL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S2 PTO=[YR=1994] W7 S15 E7 N15 $ S15 E12 S13 CAN=[YR=1993] S4 E40 N4 W40 $ E40 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
2	0812	CONCRETE C	0	0	0	0	2,540.00	SF	4.00	4.00	100	1987	1987	3	54.5	5,537	
4	0680	POLE SHED	0	0	32	11	352.00	SF	10.00	10.00	100	2002	2002	3	32	1,126	
5	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1987	1987	3	20	80	
6	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2002	2002	3	61	732	
7	0430	CL FNC 6B	0	0	0	0	201.00	LF	9.70	9.70	100	2002	2002	3	61	1,189	

LAND DESCRIPTION

TOTAL OB/XF 8,664

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	001100	C	STORE 1FLR	0	0006	CG	245.00	200.00	47,910.00	SF		1.00	1.00	0.50	4.00	2.00	95,820							

REVIEW DATE 02/07/2020 BY KKA Total Acres: 0.00 Total Land Value: 95,820 Market: 0 Agricultural: 0 Common: 95,820 PRINTED 08/02/2023 BY SYS