

BLK 4 PT LOTS 5 & 6 IN
OR 2091/1498 (EX PT IN
OR 2062/735 & OR 2091/75)

MOORE DANIEL JAMES & TRACI DANIELLE
45349 FIFTH AVE
CALLAHAN, FL 32011

2023

29-2N-25-3220-0004-0059



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1,812	178,023
DCK	32	10	3	294
FOP	24	30	7	688
FUS	575	100	575	56,492
UGR	575	45	259	25,446

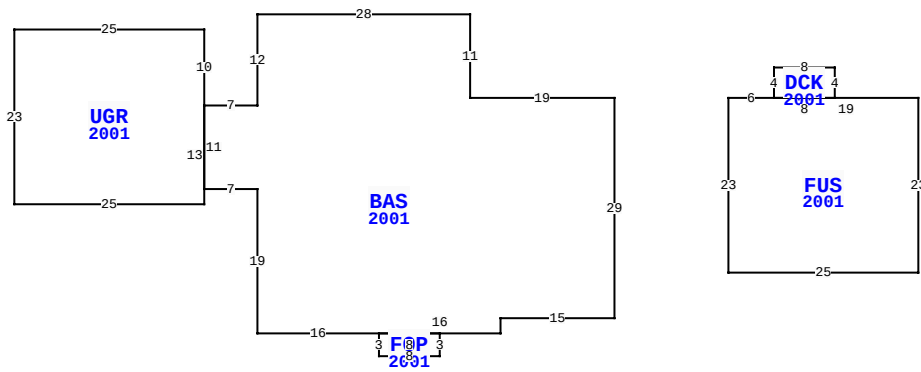
TOTALS	3,018		2,656	260,943
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	22	20	440.00	SF	35.00	35.00	
2	0350	CARPORT WD	0	100	22	13	286.00	SF	13.00	13.00	
4	0812	CONCRETE C	0	100	0	0	1,858.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006		97.00	172.00	131.60	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,656	122.7648	110.80	294,285	2000	2000	0	0	11.33	88.67

1 SINGLE FAM - 100% - 2017 Heated Area: 2387 HX Base Yr 2017



45349 FIFTH AVE, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	260,943
TOTAL MARKET OB/XF VALUE	12,101
TOTAL LAND VALUE - MARKET	65,800
TOTAL MARKET VALUE	338,844
SOH/AGL Deduction	124,351
ASSESSED VALUE	214,493
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	164,493
TOTAL JUST VALUE	338,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2835	CARPORT	0	09/21/2005
B2204	NEW CONSTR	0	07/26/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2091/1498	12/29/2016	WD	Q	I	01	224,000	
GRANTOR: SHAW A LEWIS & JANET							
GRANTEE: MOORE DANIEL JAMES							
1548/1643	1/31/2008	WD	U	I	07	100	
GRANTOR: SHAW DOROTHY W ETAL							
GRANTEE: SHAW A LEWIS & JANE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W19 N11 W28 S12 W7 UGR=[YR=2001] N10 W25 S23 E25 N13\$ S11 E7 S19 E16 FOP=[YR=2001] S3 E8 N3 W8\$ E16 N2 E15 N29\$ PTR=E15 FUS=[YR=2001] E6 DCK=[YR=2001] N4 E8 S4 W8 \$ E19 S23 W25N23\$ W15\$.											