IN OR 83 PG 144
(EX PARCELS 17-1,17-2, 18 & 19) EX 17-3

MORGAN RUBY A ESTATE
C/O LEONARD MORGAN, 45276 MORGAN CIRCLE
CALLAHAN, FL 32011

2023

30-2N-25-0000-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 60
Interior Wall	05	DRYWALL 40
Interior Floo	10	TERRAZZO 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

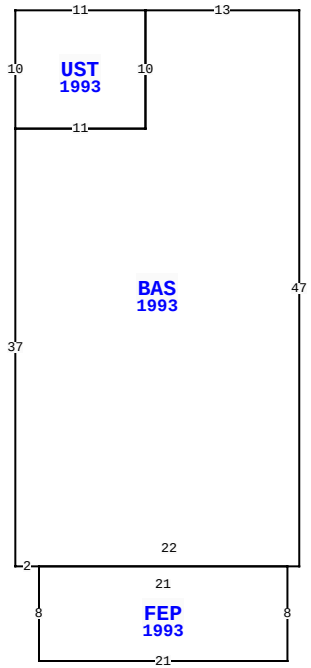
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,018	100	1,018	28,804
FEP	168	80	134	3,792
UST	110	45	50	1,415
TOTALS	1,296		1,202	34,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,202	84.1640	75.96	91,304	1945	1945	0	0	25	37.75	37.25

1 SINGLE FAM – 0% - 0 Heated Area: 1018 HX Base Yr



45276 MORGAN CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	178,042
TOTAL MARKET OB/XF VALUE	1,512
TOTAL LAND VALUE - MARKET	65,520
TOTAL MARKET VALUE	245,074
SOH/AGL Deduction	17,352
ASSESSED VALUE	227,722
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,722
TOTAL JUST VALUE	245,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UST=[YR=1993] W11 S10 E11 N10$ S10 W11 S37 E2 FEP=[YR=1993] S8 E21 N8 W21$ E22 N47 $.

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
3	0940	SHEDS/PORT	0	0	21	12	252.00	SF	30.00	30.00	100	1980	1980	3	20	1,512	

LAND DESCRIPTION

TOTAL OB/XF 1,512

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	000115	C	SFR ACRES	0		OR	0.00	0.00	3.64	AC		1.00	1.00	1.00	18,000.00	18,000.00	65,520							

REVIEW DATE 12/03/2019 BY TWA Total Acres: 3.64 Total Land Value: 65,520 Market: 0 Agricultural: 0 Common: 65,520 PRINTED 08/02/2023 BY SYS

IN OR 83 PG 144
(EX PARCELS 17-1,17-2,
18 & 19) EX 17-3

MORGAN RUBY A ESTATE
C/O LEONARD MORGAN, 45276 MORGAN CIRCLE
CALLAHAN, FL 32011

2023

30-2N-25-0000-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

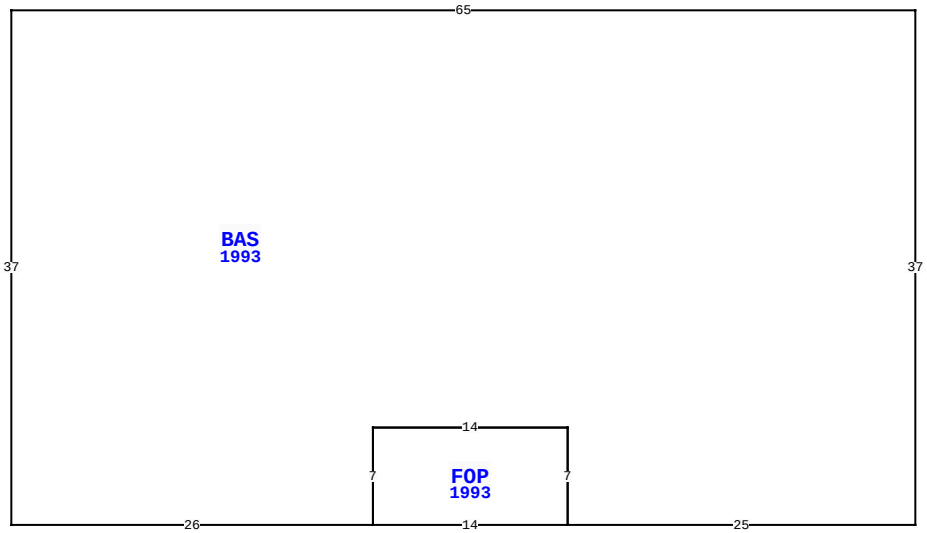
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,307	100	2,307	142,242
FOP	98	30	29	1,788
TOTALS	2,405		2,336	144,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,336	92.3160	83.32	194,636	1976	1976	0	0	0	26.00	74.00

2 SINGLE FAM – 0% - 0 Heated Area: 2307 HX Base Yr



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45276 MORGAN CIR, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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ASSESSED VALUE	227,722
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,722
TOTAL JUST VALUE	245,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S37 E26 FOP=[YR=1993] E14 N7 W14 S7$ N7 E14 S7 E25 N37$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/03/2019 BY TWA Total Acres: 3.64 Total Land Value: 65,520 Market: 0 Agricultural: 0 Common: 65,520 PRINTED 08/02/2023 BY SYS