CASE #10-CP-79 OR 1676/510

MOODY THOMAS ALAN/MOODY ROBERT E
4348 BEVERLY AVE
JACKSONVILLE, FL 32210-2105

2023

34-2N-25-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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	01	Quality Level 01

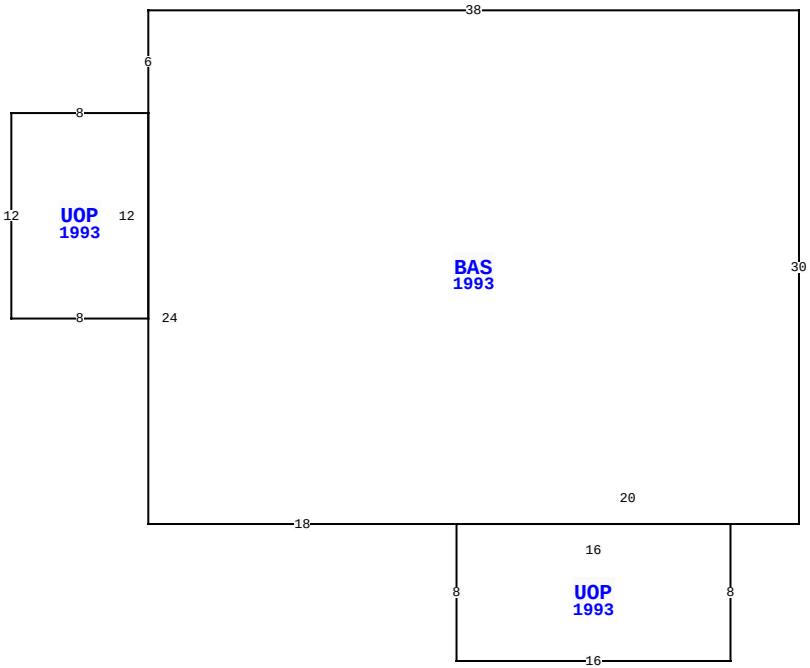
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	15,312
UOP	96	20	19	255
UOP	128	20	26	349
TOTALS	1,364		1,185	15,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,185	74.4120	67.16	79,585	1940	1940	0	0	70	27.75	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1140 HX Base Yr



541553 LEM TURNER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	40,557
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,100
TOTAL MARKET VALUE	105,657
SOH/AGL Deduction	22,366
ASSESSED VALUE	83,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,291
TOTAL JUST VALUE	105,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24727	DEMOLITION	100	05/01/2011
MH992671	MH MOVE-ON	0	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0175/0355	1/01/1974	WD	Q	I		15,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S6 UOP=[YR=1993] W8 S12 E8N12$ S24 E18
UOP=[YR=1993] S8 E16 N8 W16$ E20 N30$.

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
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	35,000.00	35,000.00	65,100							

REVIEW DATE 08/09/2018 BY KBX Total Acres: 1.86 Total Land Value: 65,100 Market: 0 Agricultural: 0 Common: 65,100 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

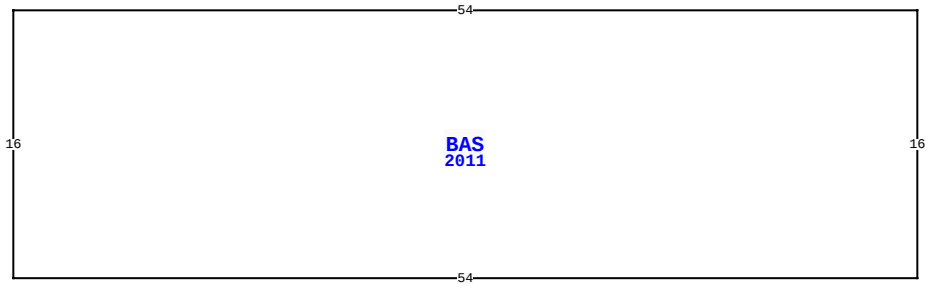
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	24,640
TOTALS	864		864	24,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	864	116.4000	81.48	70,399	1995	1995	0	0	0	65.00	35.00

2 M/H 94+ – 0% - 0 Heated Area: 864 HX Base Yr



541553 LEM TURNER RD, CALLAHAN

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TOTAL LAND VALUE - MARKET	65,100
TOTAL MARKET VALUE	105,657
SOH/AGL Deduction	22,366
ASSESSED VALUE	83,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,291
TOTAL JUST VALUE	105,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0175/0355	1/01/1974	WD	Q	I		15,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W54 S16 E54 N16$.

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 08/09/2018 BY KBX Total Acres: 1.86 Total Land Value: 65,100 Market: 0 Agricultural: 0 Common: 65,100 PRINTED 08/02/2023 BY SYS