TRACT 29
IN OR 2354/646 (EX ESMT IN
OR 2082/1609)

COMER ANDREW C/MOORE JASON E
54176 CATHERINE AVE
CALLAHAN, FL 32011

2023

37-1N-25-296C-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

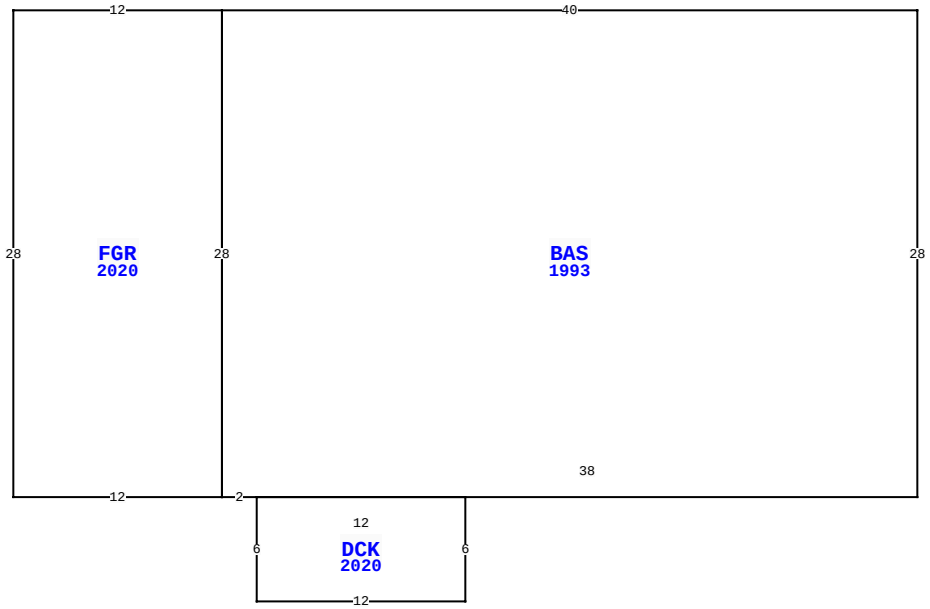
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,120	100	1,120	162,569
DCK	72	10	7	1,016
FGR	336	55	185	26,853
TOTALS	1,528		1,312	190,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,312	126.0168	149.64	196,328	1979	2015	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2022 Heated Area: 1120 HX Base Yr 2022



54176 CATHERINE AVE, 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		190,438
TOTAL MARKET OB/XF VALUE		987
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		236,425
SOH/AGL Deduction		39,910
ASSESSED VALUE		196,515
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,515
TOTAL JUST VALUE		236,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003625	REPAIR/RRF	3,800	05/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2354/0646	4/15/2020	WD	Q	I	01	204,900
GRANTOR: INVESTORS 411 INC						
GRANTEE: COMER ANDREW C & JA						
2194/1070	5/04/2018	SW	Q	I	01	45,000
GRANTOR: HULETT GROUP LLC						
GRANTEE: INVESTORS 411 INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FGR=[YR=2020] W12 S28 E12 N28$ S28 E2
DCK=[YR=2020] S6 E12 N6 W12$ E38 N28$.

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
1	0810	CONCRETE A	0	100	24	10	240.00	SF	6.50	6.50	100	1979	1979	3	32.5	507	
2	1242	WD DECK A	0	100	24	10	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 987

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	000100	C	SFR	100	0005	RM	150.00	305.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/20/2021 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS