

IN OR 1909/276
IN GOV LOT 3
PARCELS 11 & 12

MOORE ELEANOR L
45296 PICKETT ST
CALLAHAN, FL 32011

2024

32-2N-25-0000-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	83,258
BAS	300	100	300	23,653
FOP	56	30	17	1,340
FST	96	55	53	4,178

TOTALS	1,508		1,426	112,430
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	18	360.00	SF	6.50	6.50	100	1961
2	0940	SHEDS/PORT	0 100	16	8	128.00	SF	30.00	30.00	100	1980
3	0810	CONCRETE A	0 100	0	0	246.00	SF	6.50	6.50	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,426	107.8480	102.46	146,108	1961	1976	0	0	23.05	76.95
1 SINGLE FAM - 100% - 0											
Heated Area: 1356											
HX Base Yr											

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

TOTAL OB/XF											
2,611											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
STANDARD											
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										112,430	
TOTAL MARKET OB/XF VALUE										2,611	
TOTAL LAND VALUE - MARKET										24,500	
TOTAL MARKET VALUE										139,541	
SOH/AGL Deduction										56,146	
ASSESSED VALUE										83,395	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										28,395	
TOTAL JUST VALUE										139,541	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										134,581	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313658	REPAIR/RRF	5,940	10/01/2013
E0514149	REMODEL	500	02/01/2005
B?	ADDITION	0	11/01/2004
R6886	REPAIR/RRF	540	11/01/2004
8204	CHNGE SRVC	400	06/01/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1909/0276	3/24/2014	QC	U	I	11	100			
GRANTOR: MOORE ELEANOR L									
GRANTEE: MOORE REGINALD & RO									
1660/0604	1/26/2010	QC	U	I	11	100			
GRANTOR: MOORE ELEANOR L									
GRANTEE: MOORE REGINALD C									

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=2003] W12 S8 BAS=[YR=1993] W32 S9 BAS=[YR=2005] W20 S15 E20 N15\$ S15 E30 FOP=[YR=1993] S4 E14 N4 W14\$ E14 N24 W12\$ E12 N8\$.											