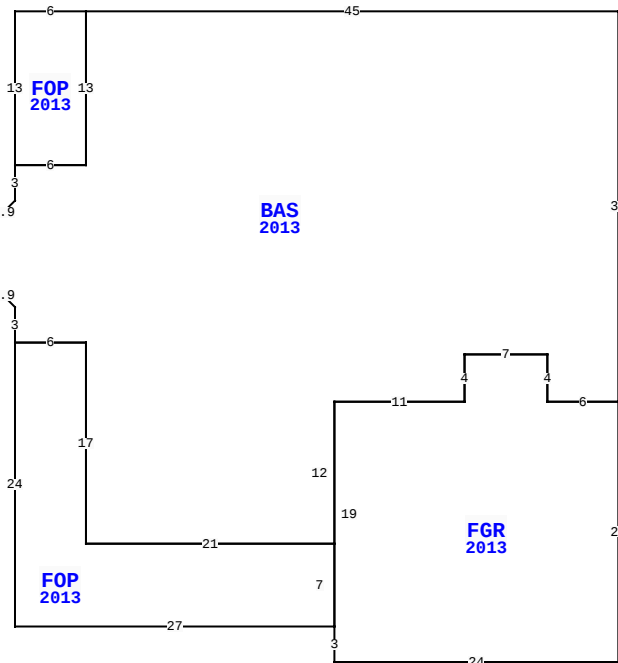


MOORE WALTER WAYNE & SUZANNE
54040 CHURCH RD
CALLAHAN, FL 32011

10-1N-25-022H-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																				
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																					
Exterior Wall		20	FACE BRICK 100		0900	01	2,229	107.2120	141.52	315,448	2013	2013	0	0	8.25	91.75	Tax Group: 6		Tax Dist:																					
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2024												Heated Area: 1813												HX Base Yr 2024											
Roof Cover		03	COMP SHNGL 100														303,277																							
Interior Wall		05	DRYWALL 100														TOTAL MARKET OB/XF VALUE												19,691											
Interior Floor		13	LVT/LAMNT 70														TOTAL MARKET VALUE												52,650											
Interior Floor		14	CARPET 30														TOTAL LAND VALUE - MARKET												375,618											
Air Condition		03	CENTRAL 100														ASSESSSED VALUE												14,813											
Heating Type		04	AIR DUCTED 100														TOTAL EXEMPTION VALUE												HX HB 50,722											
Bedrooms			3 100														BASE TAXABLE VALUE												310,083											
Bathrooms			2 100														TOTAL JUST VALUE												375,618											
Frame		02	WOOD FRAME 100														NCON VALUE												13,853											
Stories		1.	1. 100														INCOME VALUE																							
Units		0	0 100		PREVIOUS YEAR MKT VALUE												337,174																							
Occupancy		00	NONE 100																																					
Quality		03	Quality Level 03																																					
DOR CODE		0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA														08																							
NEIGHBORHOOD/LOC		8024.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,813	100	2013	1,813	235,408																																			
FGR	556	55	2013	306	39,732																																			
FOP	78	30	2013	23	2,986																																			
FOP	291	30	2013	87	11,296																																			
TOTALS		2,738			2,229	289,424																																		
EXTRA FEATURES					54040 CHURCH RD, CALLAHAN										BLD DATE				LGL DATE		05/21/2025		MLU																	
															XF DATE				LAND DATE																					
															INC DATE				AG DATE																					
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																							
1	0811	CONCRETE B	0	100	0	0	1,570.00	SF	5.20	5.20	100	2013	2013	3	93	7,593																								
2	0810	CONCRETE A	0	100	0	0	313.00	SF	6.50	6.50	100	2017	2017	3	96	1,953																								
3	0810	CONCRETE A	0	100	0	0	268.00	SF	6.50	6.50	100	2019	2019	3	97	1,690																								
4	0476	VF 6 SBPL	1	100	0	0	150.00	LF	32.00	32.00	100	2023	2020		95	4,560																								
5	0470	VNYL GATE	1	100	0	0	2.00	UT	300.00	300.00	100	2023	2020		95	570																								
6	0500	FP-PRE FAB	1	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2013		95	3,325																								
LAND DESCRIPTION										TOTAL OB/XF										19,691																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	000100	C	RES	100	0006	OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	45,000.00	45,000.00	52,650																							

MOORE WALTER WAYNE & SUZANNE
54040 CHURCH RD
CALLAHAN, FL 32011

10-1N-25-022H-0001-0000

[illegible]