

PT OF LOTS 3 & 10
IN OR 2682/1628
EX R/W IN OR 442/656

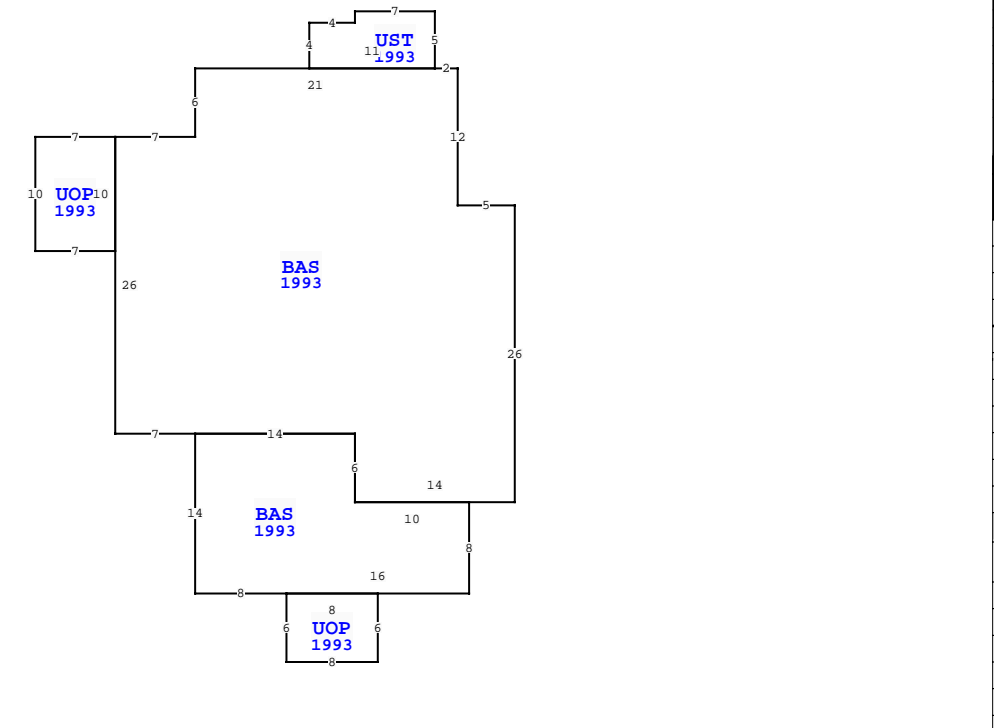
MOORE CHRISTOPHER L & STACEY R
45016 HODGES RD
CALLAHAN, FL 32011

2025

28-2N-25-3080-0003-0020

| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 26 AL SIDING 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 12 MODULAR MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 13 LVT/LAMMT 100 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 2 100 |
| 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 1,425 | 121.2120 | 160.00 | 228,000 | 1925 | 2005 | 0 | 0 | 9.50 | 90.50 |



| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 276 | 100 | 1993 | 276 | 39,965 |
| BAS | 1,102 | 100 | 1993 | 1,102 | 159,570 |
| UOP | 48 | 20 | 1993 | 10 | 1,448 |
| UOP | 70 | 20 | 1993 | 14 | 2,027 |
| UST | 51 | 45 | 1993 | 23 | 3,330 |
| TOTALS | 1,547 | | | 1,425 | 206,340 |

| 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 |
| 1 | 0940 | SHEDS/PORT | 0 | 100 | 6 | 10 | SF | 21.30 | 21.30 | 100 | 1980 | 1980 | 3 | 20 | 256 | |
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | UT | 2,000.00 | 2,000.00 | 100 | 1925 | 1925 | 3 | 20 | 400 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 0 | 0 | SF | 35.00 | 35.00 | 100 | 2012 | 2012 | 3 | 64 | 8,064 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 0 | 0 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 50 | 1,800 | |
| 5 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 64 | 256 | |

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 |
| INC DATE | | AG DATE | MLU |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 6 |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 6 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 206,340 |
| TOTAL MARKET OB/XF VALUE | | | 10,776 |
| TOTAL LAND VALUE - MARKET | | | 102,690 |
| TOTAL MARKET VALUE | | | 319,806 |
| SOH/AGL Deduction | | | 67,788 |
| ASSESSED VALUE | | | 252,018 |
| TOTAL EXEMPTION VALUE | HX HB VX | | 55,722 |
| BASE TAXABLE VALUE | | | 196,296 |
| TOTAL JUST VALUE | | | 319,806 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 265,010 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| R1413886 | REPAIR/RRF | 9,700 | 04/01/2014 |
| B25948 | ADDITION | 17,866 | 04/01/2012 |
| M16621 | H/AC | 0 | 10/01/2011 |
| B25141 | REMODEL | 0 | 09/01/2011 |
| B25107 | DEMOLITION | 100 | 09/01/2011 |
| 3953 | REPAIR/RRF | 2,900 | 03/18/1987 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2682/1628 | 12/05/2023 | WD | Q | I | 01 | 310,000 |
| GRANTOR: BRUNELLE MICHAEL K & | | | | | | |
| GRANTEE: MOORE CHRISTOPHER L | | | | | | |
| 2315/0507 | 10/11/2019 | WD | Q | I | 01 | 160,000 |
| GRANTOR: PAYNE MICHAEL & KATHE | | | | | | |
| GRANTEE: BRUNELLE MICHAEL K | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=1993;ORIG=0,0] W5 N12 W2 W21 S6 W7 S26 E7 E14 S6 E14 N26 \$ | |
| BAS=[YR=1993;ORIG=-28,20] S14 E8 E16 N8 W10 N6 W14 \$ | |
| UOP=[YR=1993;ORIG=-35,-6] W7 S10 E7 N10 \$ | |
| UST=[YR=1993;ORIG=-7,-12] N5 W7 S1 W4 S4 E11 \$ | |
| UOP=[YR=1993;ORIG=-20,34] S6 E8 N6 W8 \$ | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | 10,776 | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 0005 | OR | 0.00 | 0.00 | 1.63 | AC | | 1.00 | 1.00 | 1.40 | 45,000.00 | 63,000.00 | 102,690 | | | | | | | | | | | |