

BLK 4 PT LOTS 5 & 6 IN
OR 2091/1498 (EX PT IN
OR 2062/735 & OR 2091/75)

MOORE DANIEL JAMES & TRACI DANIELLE
45349 FIFTH AVE
CALLAHAN, FL 32011

2025

29-2N-25-3220-0004-0059



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	2001	1,812	194,903
DCK	32	10	2001	3	322
FOP	24	30	2001	7	753
FUS	575	100	2001	575	61,848
UGR	575	45	2001	259	27,859

TOTALS	3,018			2,656	285,686
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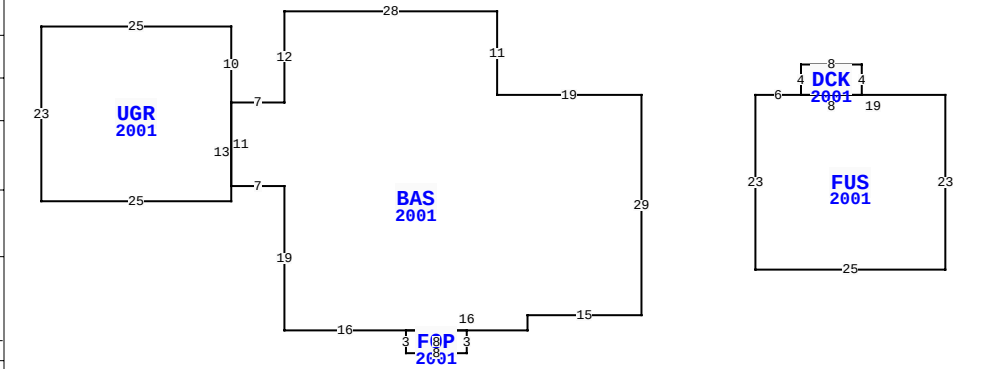
EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	22	20	440.00	SF	35.00	35.00	
2	0350	CARPORT WD	0	100	22	13	286.00	SF	13.00	13.00	
3	0812	CONCRETE C	0	100	0	0	1,858.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	RL	97.00	172.00	131.60	FF	

REVIEW DATE	01/06/2023	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,656	122.7648	122.76	326,051	2000	2000	0	0	12.38	87.62

1 SINGLE FAM - 100% - 2017 Heated Area: 2387 HX Base Yr 2017



45349 FIFTH AVE, CALLAHAN

TOTAL OB/XF										
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
440.00	SF	35.00	35.00	100	2002	2002	3	29	4,466	
286.00	SF	13.00	13.00	100	2005	2005	3	22	818	
1,858.00	SF	4.00	4.00	100	2002	2002	3	80	5,946	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											1

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		285,686
TOTAL MARKET OB/XF VALUE		11,230
TOTAL LAND VALUE - MARKET		92,120
TOTAL MARKET VALUE		389,036
SOH/AGL Deduction		161,761
ASSESSED VALUE		227,335
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,613
TOTAL JUST VALUE		389,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2835	CARPORT	0	09/21/2005
B2204	NEW CONSTR	0	07/26/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2091/1498	12/29/2016	WD	Q	I	01	224,000
GRANTOR: SHAW A LEWIS & JANET						
GRANTEE: MOORE DANIEL JAMES						
1548/1643	1/31/2008	WD	U	I	07	100
GRANTOR: SHAW DOROTHY W ETAL						
GRANTEE: SHAW A LEWIS & JANE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W19 N11 W28 S12 W7 UGR=[YR=2001] N10 W25 S23 E25 N13\$ S11 E7 S19 E16 FOP=[YR=2001] S3 E8 N3 W8\$ E16 N2 E15 N29\$ PTR=E15 FUS=[YR=2001] E6 DCK=[YR=2001] N4 E8 S4 W8 \$ E19 S23 W25N23\$ W15\$.											