IN OR 2280/357
(EX DB 255 PG 447)
ESMT PT OR 1861/825

MOORE MELVIN R L/E/
45260 PICKETT STREET
CALLAHAN, FL 32011

2025

32-2N-25-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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

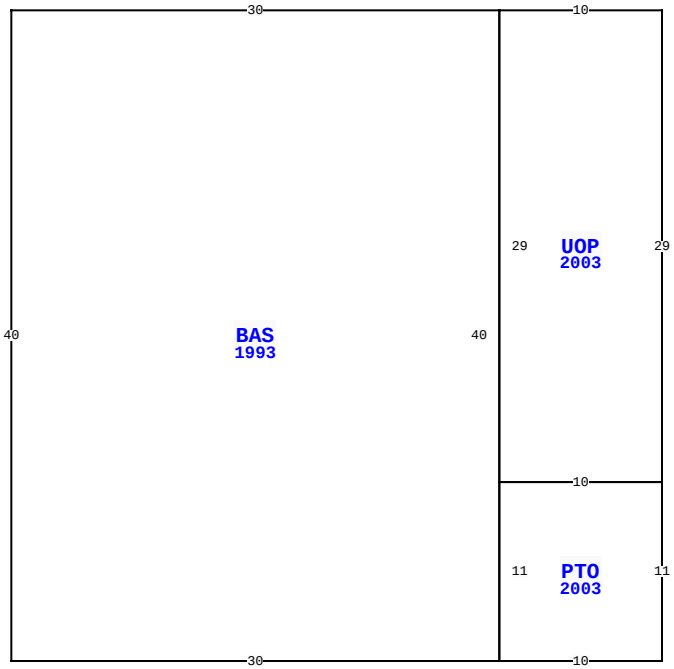
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	66,528
PTO	110	5	2003	6	333
UOP	290	20	2003	58	3,216
TOTALS	1,600			1,264	70,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,264	88.0000	88.00	111,232	1950	1950	0	0	0	37.00	63.00

1 SINGLE FAM – 100% - 2004 Heated Area: 1200 HX Base Yr 2004



45260 PICKETT ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		70,076
TOTAL MARKET OB/XF VALUE		1,477
TOTAL LAND VALUE - MARKET		107,400
TOTAL MARKET VALUE		178,953
SOH/AGL Deduction		97,910
ASSESSED VALUE		81,043
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,321
TOTAL JUST VALUE		178,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/0357	6/06/2019	WD	U	I	11	100
GRANTOR: MOORE MELVIN R						
GRANTEE: WILSON CYNTHIA E &						
0944/1183	8/14/2000	QC	U	I	18	100
GRANTOR: MOORE MARY L/E						
GRANTEE: MOORE MELVIN R						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2003] W10 BAS=[YR=1993] W30 S40 E30 PTO=[YR=2003] E10 N11 W10 S11$ N40$ S29 E10 N29$.

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	0351	CARPORT MT	0	100	30	22	660.00	SF	7.00	7.00	100	2004	2004	3	21	970	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	2004	2004	3	21	507	

LAND DESCRIPTION

TOTAL OB/XF 1,477

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	RES	100	0006	OR	0.00	0.00	3.58	AC		1.00	1.00	1.00	30,000.00	30,000.00	107,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.58 Total Land Value: 107,400 Market: 0 Agricultural: 0 Common: 107,400 PRINTED 07/30/2025 BY SYS