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

MOORE ELEANOR L
45296 PICKETT ST
CALLAHAN, FL 32011

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

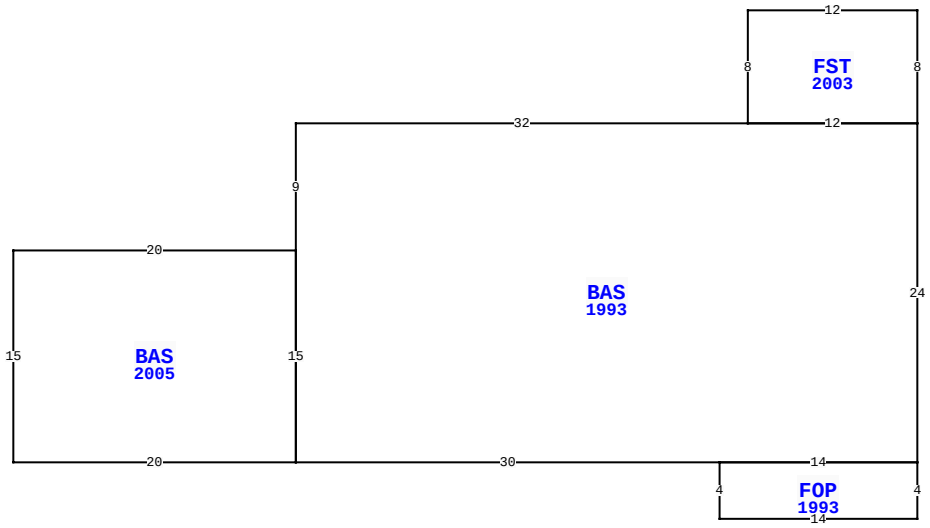
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	87,092
BAS	300	100	2005	300	24,742
FOP	56	30	1993	17	1,402
FST	96	55	2003	53	4,371
TOTALS	1,508			1,426	117,606

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	107.85	153,794	1961	1976	0	0	0	23.53	76.47

1 SINGLE FAM – 100% - 0 Heated Area: 1356 HX Base Yr 1989



45296 PICKETT ST, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		117,606
TOTAL MARKET OB/XF VALUE		2,579
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		151,685
SOH/AGL Deduction		65,872
ASSESSED VALUE		85,813
TOTAL EXEMPTION VALUE	SX HX HB WX	85,813
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		151,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,541

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$.

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	0810	CONCRETE A	0	100	20	18	360.00	SF	6.50	6.50	100	1961	1961	3	20	468	
2	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	30.00	100	1980	1980	3	20	768	
3	0810	CONCRETE A	0	100	0	0	246.00	SF	6.50	6.50	100	2005	2005	3	84	1,343	

LAND DESCRIPTION

TOTAL OB/XF 2,579

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	1.00	AC		1.00	1.00	0.70	45,000.00	31,500.00	31,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 07/30/2025 BY SYS