PT OF LOT 14 2002 SKYO DW
IN OR 2177/347
ESMT IN OR 857/1709

MOORE BARBARA L L/E/
540276 US HWY 1
CALLAHAN, FL 32011

2025

37-1N-25-2940-0014-0010

BUILDING CHARACTERISTICS

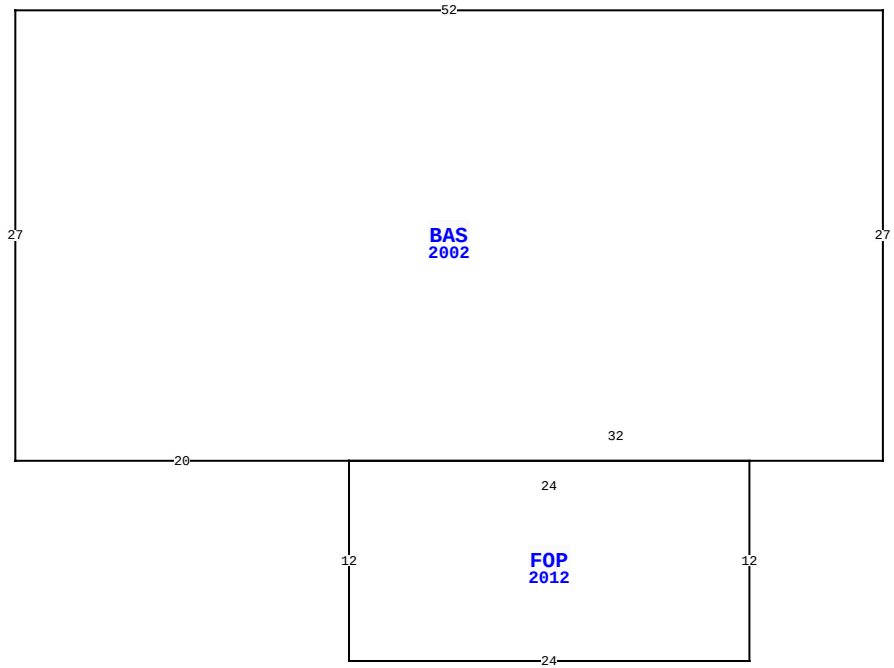
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2002	1,404	93,802
FOP	288	30	2012	86	5,745
TOTALS	1,692			1,490	99,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,490	135.5200	115.19	171,633	2002	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2003 Heated Area: 1404 HX Base Yr 2003



540276 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	02/26/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		99,547
TOTAL MARKET OB/XF VALUE		28,628
TOTAL LAND VALUE - MARKET		155,720
TOTAL MARKET VALUE		175,160
SOH/AGL Deduction		101,450
ASSESSED VALUE		73,710
TOTAL EXEMPTION VALUE	WX HX HB	51,214
BASE TAXABLE VALUE		22,496
TOTAL JUST VALUE		283,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3841	MH MOVE-ON	0	04/01/2002
P5650	NEW CONSTR	0	04/01/2002
B9728	FOUNDATION	1,995	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2177/0347	1/24/2018	QC	U	I	11	100
GRANTOR: MOORE JAMES G & BARBA						
GRANTEE: MOORE JAMES G & BAR						
0857/1706	12/04/1998	WD	Q	V		32,500
GRANTOR: NASSAU COUNTY JOINT V						
GRANTEE: MOORE JAMES G & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W52 S27 E20 FOP=[YR=2012] S12 E24 N12 W24 $ E32 N27 $.

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	0748	M/H FONDTN	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	100	3,500	
2	0681	POLE SHED	0	100	24	17	408.00	SF	15.00	15.00	100	1989	1989	3	20	1,224	
3	0940	SHEDS/PORT	0	100	12	20	240.00	SF	19.50	19.50	100	1989	1989	3	20	936	
4	0752	USP	0	100	12	20	240.00	SF	15.00	15.00	100	1989	1989	3	20	720	
5	0510	GARAGE WD-	0	100	40	19	760.00	SF	29.75	29.75	100	2000	2000	3	27	6,105	
6	0510	GARAGE WD-	0	0	40	16	640.00	SF	17.50	17.50	100	2000	2000	3	27	3,024	
7	0510	GARAGE WD-	0	100	40	14	560.00	SF	35.00	35.00	100	2004	2004	3	32	6,272	
8	1242	WD DECK A	0	100	34	12	408.00	SF	10.00	10.00	100	2004	2004	3	21	857	
9	0351	CARPORT MT	0	100	24	26	624.00	SF	10.00	10.00	100	2004	2004	3	21	1,310	
10	0803	ASPHALT C	0	100	0	0	4,500.00	SF	2.00	2.00	100	2004	2004	3	52	4,680	

TOTAL OB/XF 28,628

LAND DESCRIPTION

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	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	525.00	525.00	1,050							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.92	AC		1.00	1.00	1.00	190.00	190.00	935							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.92	AC		1.00	1.00	1.00	16,000.00	16,000.00	110,720							

REVIEW DATE 06/05/2020 BY KBA Total Acres: 7.92 Total Land Value: 46,985 Market: 110,720 Agricultural: 1,985 Common: 45,000 PRINTED 07/30/2025 BY SYS