BLOCK 2 LOT 1
POINT SOUTH #3 PB 4/98 & 99

MOORE CARL E/MOORE BRIAN A
54353 DORNBUSH RD
CALLAHAN, FL 32011

2025

37-1N-25-299N-0002-0010

BUILDING CHARACTERISTICS

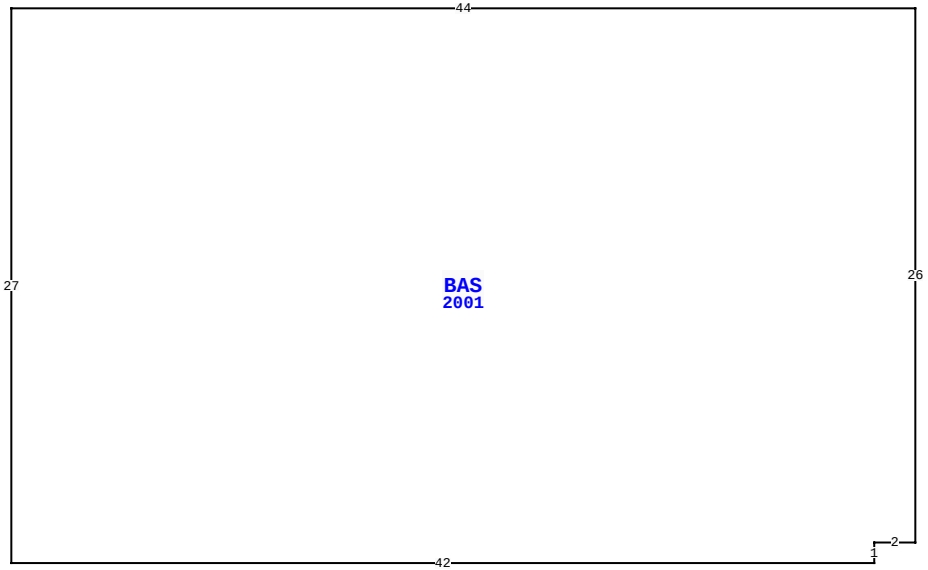
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,186	100	2001	1,186	54,349
TOTALS	1,186			1,186	54,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,186	117.2000	99.62	118,149	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1186 HX Base Yr



54024 EVA CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

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	0940	SHEDS/PORT	0	0	11	16	176.00	SF	30.00	30.00	100	1991	1991	3	20	1,056	
2	0940	SHEDS/PORT	0	0	10	12	120.00	SF	13.20	13.20	100	2003	2003	3	20	317	
3	0940	SHEDS/PORT	0	0	8	10	80.00	SF	13.20	13.20	100	2003	2003	3	20	211	
4	0940	SHEDS/PORT	0	0	8	8	64.00	SF	13.20	13.20	100	2003	2003	3	20	169	
5	0751	UOP	0	0	20	10	200.00	SF	10.00	10.00	100	2016	2016	3	78	1,560	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	54,349
TOTAL MARKET OB/XF VALUE	3,313
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	107,662
SOH/AGL Deduction	0
ASSESSED VALUE	107,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,662
TOTAL JUST VALUE	107,662
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P015124	NEW CONSTR	0	12/01/2001
5528	H/AC	0	12/01/2001
3672	MH MOVE-ON	0	11/01/2001
8494	MH MOVE-ON	12,500	04/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2335/1247	1/23/2020	FJ	U	I	11	100
GRANTOR: MOORE PAUL E EST						
GRANTEE: MOORE CARL E & BRIA						
0456/0659	6/1/1985	WD	Q	V		8,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W44 S27 E42 N1 E2 N26$.

LAND DESCRIPTION

TOTAL OB/XF 3,313

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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS