

MOORE JONATHAN C & STEFFANIE GAVIN  
46077 GRUMPY WAY  
CALLAHAN, FL 32011

**04-2N-25-0000-0003-0010**

BUILDING CHARACTERISTICS

ELEMENT

CD

Exterior Wall

25 MOD METAL 100

Roof Structure

10 STEEL FRME 100

Roof Cover

12 MODULAR MT 100

Interior Wall

07 NONE 60

Interior Wall

05 DRYWALL 40

Interior Floor

03 CONC FINSH 50

Interior Floor

13 LVT/LAMNT 50

Air Condition

01 NONE 100

Heating Type

01 NONE 100

Bedrooms

2 100

Bathrooms

1 100

Frame

05 STEEL 100

Quality

05 Quality Level 05

DOR CODE

6000 PASTURELAND 1

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

450

100

2024

450

38,732

BAS

600

100

2024

600

51,642

FCP

1,350

25

2024

338

29,092

FOP

120

30

2024

36

3,099

UCP

360

20

2024

72

6,197

UCP

540

20

2026

108

9,296

TOTALS

3,420

1,604

138,057

EXTRA FEATURES

L N

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 0937 WELL

0

0

0

0

1.00

UT

6,000.00

6,000.00

100

2024

2023

100

6,000

2 0680 POLE SHED

0

0

38

26

988.00

SF

10.00

10.00

100

2026

2025

100

9,880

3 0680 POLE SHED

0

0

26

20

520.00

SF

10.00

10.00

100

2026

2024

98

5,096

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0

OR

0.00

0.00

2.50

AC

1.00

1.00

1.00

20,000.00

20,000.00

50,000

2 006005 A PASTURE - GR

0

OR

0.00

0.00

7.50

AC

1.00

1.00

1.00

370.00

370.00

2,775

3 009910 M MARKET VALUE

0

OR

0.00

0.00

7.50

AC

1.00

1.00

1.00

20,000.00

20,000.00

150,000

REVIEW DATE

04/23/2026

BY

TWA

Total Acres:

10.00

Total Land Value:

52,775

Market:

150,000

Agricultural:

2,775

Common:

50,000

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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

1,604

82.8036

86.94

139,452

2023

2023

0

0

1.00

99.00

1 SINGLE FAM

0% - 2024

Heated Area: 1050

HX Base Yr

UCP

2024

BAS

2024

BAS

2024

UCP

2026

FCP

2024

FOP

2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2026

MLU

06/03/2026

KB

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V I

RSN CD

SALE PRICE

2602/1626

11/15/2022

SW U

V V

11

100

GRANTOR: MAURICE G HIGGINBOTH

GRANTEE: MOORE JONATHAN CORY

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2024;ORIG=50,25]

E30 S35 S10 W30 N45 \$

BAS=[YR=2024;ORIG=92,10]

W12 S15 S35 E12 N50 \$

BAS=[YR=2024;ORIG=50,10]

E30 S15 W30 N15 \$

UCP=[YR=2024;ORIG=50,-2]

E30 S12 W30 N12 \$

FOP=[YR=2024;ORIG=80,60]

E12 S10 W12 N10 \$

UCP=[YR=2026;ORIG=50,25]

W12 S45 E12 N45 \$