PT OF LOTS 3 & 10
IN OR 2682/1628
EX R/W IN OR 442/656

MOORE CHRISTOPHER L & STACEY R
45016 HODGES RD
CALLAHAN, FL 32011

2026

28-2N-25-3080-0003-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	04	Quality Level 04

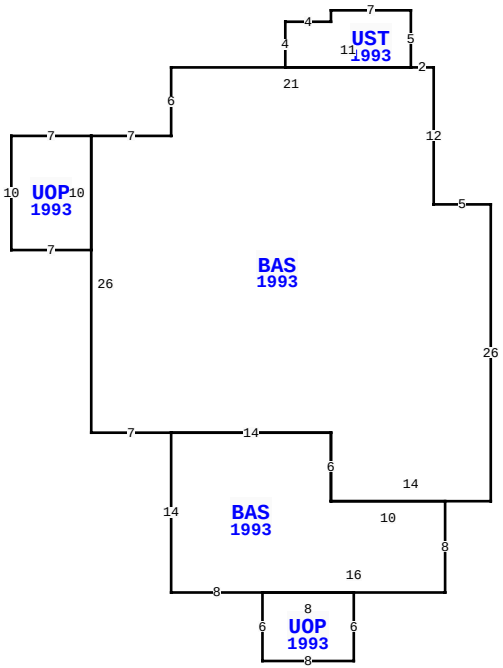
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	276	100	1993	276	41,850
BAS	1,102	100	1993	1,102	167,099
UOP	48	20	1993	10	1,517
UOP	70	20	1993	14	2,123
UST	51	45	1993	23	3,488
TOTALS	1,547			1,425	216,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,425	121.2120	168.48	240,084	1925	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2025 Heated Area: 1378 HX Base Yr 2025



45016 HODGES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		216,076
TOTAL MARKET OB/XF VALUE		9,836
TOTAL LAND VALUE - MARKET		114,100
TOTAL MARKET VALUE		340,012
SOH/AGL Deduction		81,190
ASSESSED VALUE		258,822
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		202,411
TOTAL JUST VALUE		340,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413886	REPAIR/RRF	9,700	04/01/2014
B25948	ADDITION	17,866	04/01/2012
M16621	H/AC	0	10/01/2011
B25141	REMODEL	0	09/01/2011
B25107	DEMOLITION	100	09/01/2011
3953	REPAIR/RRF	2,900	03/18/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/1628	12/05/2023	WD	Q	I	01	310,000
GRANTOR: BRUNELLE MICHAEL K &						
GRANTEE: MOORE CHRISTOPHER L						
2315/0507	10/11/2019	WD	Q	I	01	160,000
GRANTOR: PAYNE MICHAEL & KATHE						
GRANTEE: BRUNELLE MICHAEL K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W5 N12 W2 W21 S6 W7 S26 E7 E14 S6 E14 N26 $
BAS=[YR=1993;ORIG=-28,20] S14 E8 E16 N8 W10 N6 W14 $
UOP=[YR=1993;ORIG=-35,-6] W7 S10 E7 N10 $
UST=[YR=1993;ORIG=-7,-12] N5 W7 S1 W4 S4 E11 $
UOP=[YR=1993;ORIG=-20,34] S6 E8 N6 W8 $
.

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	100	6	10	60.00	SF	21.30	21.30	100	1980	1980	3	20	256	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1925	1925	3	20	400	
3	0510	GARAGE WD-	0	100	0	0	360.00	SF	35.00	35.00	100	2012	2012	3	60	7,560	
4	0351	CARPORT MT	0	100	0	0	360.00	SF	10.00	10.00	100	2012	2012	3	45	1,620	

LAND DESCRIPTION

TOTAL OB/XF 9,836

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	0005	OR	0.00	0.00	1.63	AC		1.00	1.00	1.40	50,000.00	70,000.00	114,100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.63 Total Land Value: 114,100 Market: 0 Agricultural: 0 Common: 114,100 PRINTED 07/09/2026 BY SYS