

MOORE DANIEL JAMES & TRACI DANIELLE
45349 FIFTH AVE
CALLAHAN, FL 32011

29-2N-25-3220-0004-0059

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	1										
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		31		HARDIE BRD 90		0900		01		2,656		101.4144		140.97		374,416		2000		2000		0		0		0		12.90		87.10		VALUATION BY					STANDARD				
Exterior Wall		20		FACE BRICK 10		1		SNGL FAM		100%		- 2017				Heated Area: 2387				HX Base Yr		2017										Tax Group: 1					Tax Dist:				
Roof Structur		03		GABLE/HIP 100																												BUILDING MARKET VALUE					326,116				
Roof Cover		03		COMP SHNGL 100																												TOTAL MARKET OB/XF VALUE					5,093				
Interior Wall		05		DRYWALL 100																												TOTAL LAND VALUE - MARKET					89,488				
Interior Floo		14		CARPET 60																												TOTAL MARKET VALUE					420,697				
Interior Floo		11		CLAY TILE 40																												SOH/AGL Deduction					187,224				
Air Condition		03		CENTRAL 100																												ASSESSED VALUE					233,473				
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE					HX HB 51,411				
Bedrooms				3 100																												BASE TAXABLE VALUE					182,062				
Bathrooms				2 100																												TOTAL JUST VALUE					420,697				
Frame		02		WOOD FRAME 100																												NCON VALUE					0				
Stories		1.5		1.5 100																												INCOME VALUE									
Units				0 100																												PREVIOUS YEAR MKT VALUE					389,036				
Occupancy		00		NONE 100																																					
Quality		02		Quality Level 02																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		7001.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,812		100		2001		1,812		222,486																															
DCK		32		10		2001		3		368																															
FOP		24		30		2001		7		860																															
FUS		575		100		2001		575		70,602																															
UGR		575		45		2001		259		31,801																															