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

**2026**

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

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

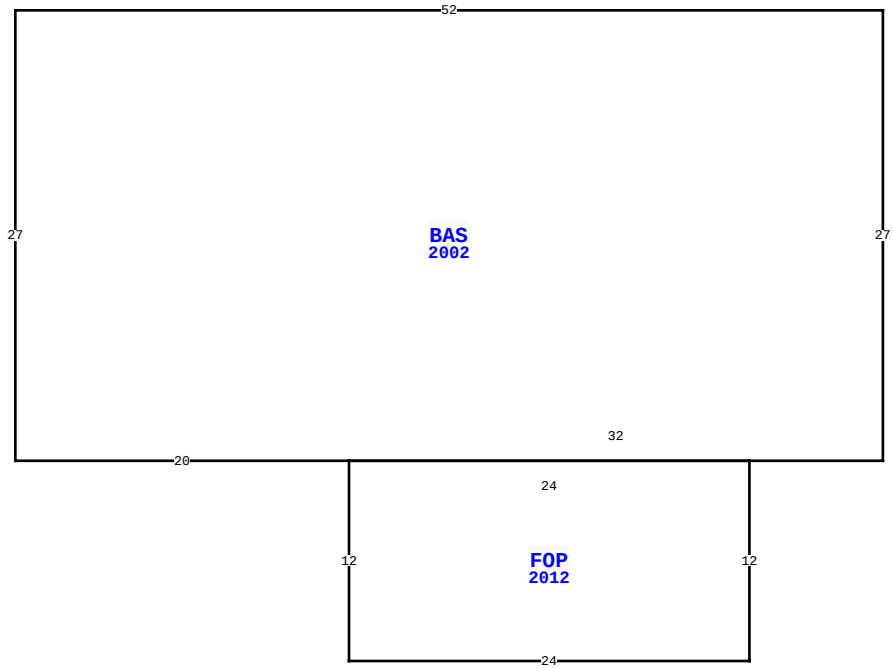
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 95,898 |
| FOP | 288 | 30 | 2012 | 86 | 5,874 |
| TOTALS | 1,692 | | | 1,490 | 101,772 |

### 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 | 121.97 | 181,735 | 2002 | 2007 | 0 | 0 | 0 | 44.00 | 56.00 |

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 | 05/08/2026 MLU |
| INC DATE | | AG DATE | 02/26/2025 KBA |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 101,772 |
| TOTAL MARKET OB/XF VALUE | | 23,115 |
| TOTAL LAND VALUE - MARKET | | 198,000 |
| TOTAL MARKET VALUE | | 151,783 |
| SOH/AGL Deduction | | 76,043 |
| ASSESSED VALUE | | 75,740 |
| TOTAL EXEMPTION VALUE | WX HX HB | 52,994 |
| BASE TAXABLE VALUE | | 22,746 |
| TOTAL JUST VALUE | | 322,887 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 283,895 |

| 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 | | | | | | |

### 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 | 26 | 5,879 | |
| 6 | 0510 | GARAGE WD- | 0 | 0 | 40 | 16 | 640.00 | SF | 17.50 | 17.50 | 100 | 2000 | 2000 | 3 | 26 | 2,912 | |
| 7 | 0510 | GARAGE WD- | 0 | 100 | 40 | 14 | 560.00 | SF | 35.00 | 35.00 | 100 | 2004 | 2004 | 3 | 30 | 5,880 | |
| 8 | 1242 | WD DECK A | 0 | 100 | 34 | 12 | 408.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 20 | 816 | |
| 9 | 0351 | CARPORT MT | 0 | 100 | 24 | 26 | 624.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 20 | 1,248 | |

### BUILDING NOTES

### BUILDING DIMENSIONS

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

### LAND DESCRIPTION

TOTAL OB/XF 23,115

| 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 | 25,000.00 | 25,000.00 | 25,000 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 N S | 0 | | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 530.00 | 530.00 | 1,060 | | | | | | | |
| 3 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 4.92 | AC | | 1.00 | 1.00 | 1.00 | 170.00 | 170.00 | 836 | | | | | | | |
| 4 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 6.92 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 173,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.92 Total Land Value: 26,896 Market: 173,000 Agricultural: 1,896 Common: 25,000 PRINTED 07/09/2026 BY SYS