BLK 1 PT OF LOT 4
IN OR 637/872
JEHU BOOTHE SURVEY PBK 1/29

WILSON PEGGY LYNNE
P O BOX 746
CALLAHAN, FL 32011-0746

2023

29-2N-25-3120-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

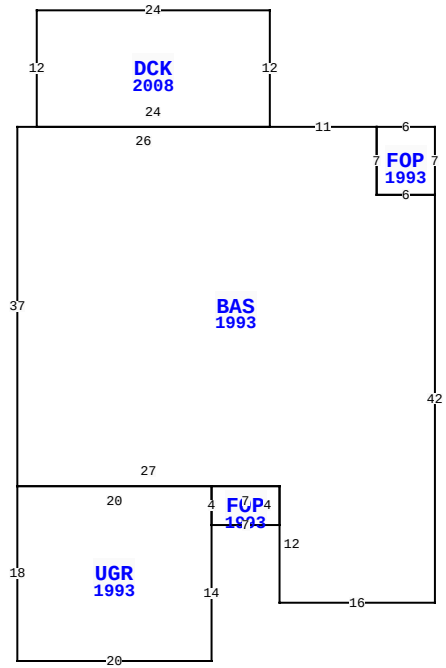
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,741	100	1,741	147,897
DCK	288	10	29	2,463
FOP	28	30	8	680
FOP	42	30	13	1,104
UGR	360	45	162	13,762
TOTALS	2,459		1,953	165,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,953	110.7400	99.94	195,183	1987	1992	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 0 Heated Area: 1741 HX Base Yr



45496 BOOTH ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		165,906
TOTAL MARKET OB/XF VALUE		6,531
TOTAL LAND VALUE - MARKET		32,500
TOTAL MARKET VALUE		204,937
SOH/AGL Deduction		96,075
ASSESSED VALUE		108,862
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		53,862
TOTAL JUST VALUE		204,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2129	N/A	80,000	03/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0637/0872	9/30/1991	WD	Q	I		74,500
GRANTOR: HOWARD VANCE BARTON						
GRANTEE: WILSON PEGGY LYNNE						
0431/0465	8/24/1984	WD	U	I		10,000
GRANTOR: JONES ESTHER WILLIAMS						
GRANTEE: HOWARD VANCE BARTON						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W6 BAS=[YR=1993] W11 DCK=[YR=2008] N12 W24 S12 E24$ W26 S37 UGR=[YR=1993] S18 E20 N14 FOP=[YR=1993] E7N4 W7 S4$ N4 W20$ E27 S12 E16 N42 W6 N7$ S7 E6 N7$.

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	0812	CONCRETE C	0	100	0	0	1,171.00	SF	4.00	4.00	100	1987	1987	3	54.5	2,553	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
3	0810	CONCRETE A	0	100	14	7	98.00	SF	6.50	6.50	100	1987	1987	3	54.5	347	
5	0810	CONCRETE A	0	100	3	7	21.00	SF	6.50	6.50	100	1987	1987	3	54.5	74	
6	0810	CONCRETE A	0	100	0	0	307.00	SF	6.50	6.50	100	1992	1992	3	66	1,317	

LAND DESCRIPTION

TOTAL OB/XF 6,531

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	SFR	100	0006		65.00	118.00	65.00	FF		1.00	1.00	1.00	500.00	500.00	32,500							

REVIEW DATE 12/04/2019 BY TWA Total Acres: 0.00 Total Land Value: 32,500 Market: 0 Agricultural: 0 Common: 32,500 PRINTED 08/02/2023 BY SYS