BLK 2 PT LOT 6
IN OR 2241/935
(EX PT IN OR 2601/1585)

BLUE BLOOD PROPERTIES/
PO BOX 1145
CALLAHAN, FL 32011

2023

29-2N-25-3120-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

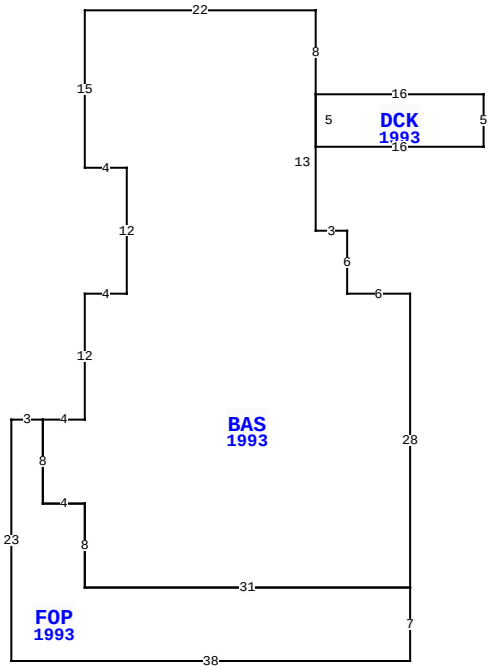
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,464	100	1,464	135,291
DCK	80	10	8	739
FOP	346	30	104	9,611
TOTALS	1,890		1,576	145,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,576	120.8190	109.04	171,847	1900	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1464 HX Base Yr 2019



45501 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		152,369
TOTAL MARKET OB/XF VALUE		384
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		203,753
SOH/AGL Deduction		77,072
ASSESSED VALUE		126,681
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,681
TOTAL JUST VALUE		203,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	12/04/2018	CN	U	I	30	100
GRANTOR: MARTINEZ HENRY L & BE						
GRANTEE: BLUE BLOOD PROPERTI						
9999/9999	12/04/2018	CN	U	I	30	100
GRANTOR: MARTINEZ HENRY L & BE						
GRANTEE: BLUE BLOOD PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W16 BAS=[YR=1993] N8 W22 S15 E4S12 W4 S12 W4 FOP=[YR=1993] W3 S23 E38 N7 W31 N8 W4 N8 $ S8 E4 S8 E31 N28 W6 N6 W3 N13$ S5 E16 N5$.

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
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1987	1987	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 384

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		102.00	158.00	102.00	FF		1.00	1.00	1.00	500.00	500.00	51,000							

REVIEW DATE 12/06/2022 BY KW Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/02/2023 BY SYS

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Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
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

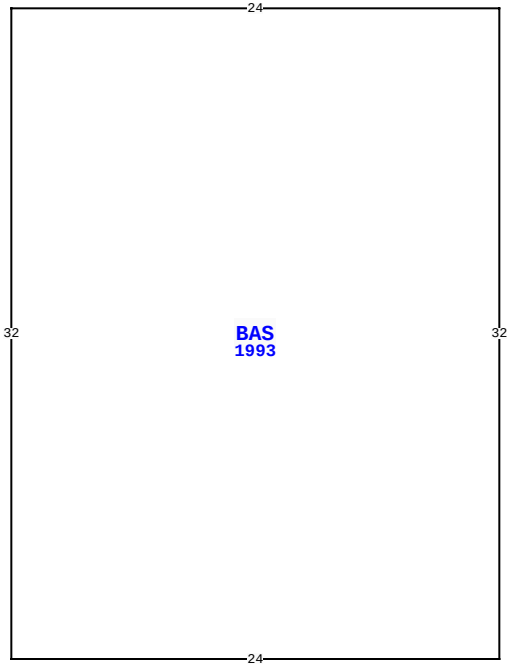
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	6,729
TOTALS	768		768	6,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	768	38.5000	13.48	10,353	1984	2000	0	0	0	35.00	65.00

3 GARAGE RES – 100% - 2019 Heated Area: 768 HX Base Yr 2019



45501 BOOTH ST, CALLAHAN

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GRANTOR: MARTINEZ HENRY L & BE						
GRANTEE: BLUE BLOOD PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S32 E24 N32 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2022 BY KW Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/02/2023 BY SYS