

BLOCK 2 PT OF LOT 5
IN OR 1451/1188
E H BRADDOCK ADD DB 39/362

WRIGHT ROBERT E & JOANNE M
45242 BOOTH STREET
CALLAHAN, FL 32011

2023

29-2N-25-3160-0002-0052



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	2	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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
---------	--	----------	----

NEIGHBORHOOD/LOC	7001.00
------------------	---------

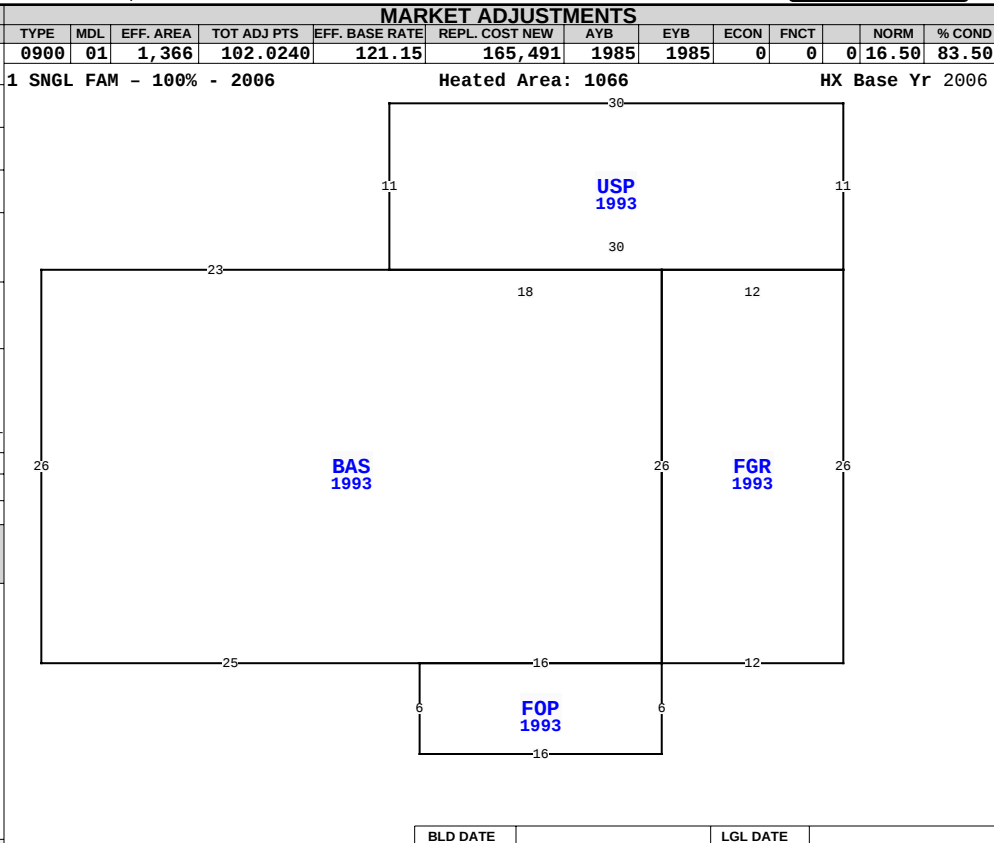
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100	1,066	107,837
FGR	312	55	172	17,400
FOP	96	30	29	2,933
USP	330	30	99	10,015
TOTALS	1,804		1,366	138,185

EXTRA FEATURES	
----------------	--

L N	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	0811	CONCRETE B	0 100	51	10	510.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,313	
2	0940	SHEDS/PORT	0 100	10	9	90.00	SF	13.20	13.20	100	1987	1987	3	20	238	
3	0810	CONCRETE A	0 100	10	25	250.00	SF	6.50	6.50	100	1996	1996	3	73	1,186	

LAND DESCRIPTION	
------------------	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		100.00	104.00	100.00	FF		1.00	1.00	1.00	500.00	500.00	50,000							



45242 BOOTH ST, CALLAHAN	
--------------------------	--

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			138,185
TOTAL MARKET OB/XF VALUE			2,737
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			190,922
SOH/AGL Deduction			101,319
ASSESSED VALUE			89,603
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			39,603
TOTAL JUST VALUE			190,922
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1957	XFOB	500	05/01/1996
2269	ADDITION	2,500	02/02/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/1188	10/11/2006	QC	U	I	01	61,800
GRANTOR: MCMASTER JOANNE M						
GRANTEE: WRIGHT ROBERT E & J						
1389/0292	2/14/2006	WD	U	I	07	100
GRANTOR: CHISLEHURST LLC						
GRANTEE: MCMASTER JOANNE M						

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
USP=[YR=1993] W30 S11 BAS=[YR=1993] W23 S26 E25 FOP=[YR=1993] S6 E16 N6 FGR=[YR=1993] E12 N26 W12 S26 \$ W16 \$ E16 N26 W18 \$ E30 N11 \$.	