

BLK 2 PT OF LOT 6
IN OR 2237/1718
E H BRADDOCKS ADDITION

LONG LAURIE LYNN/MOODY BECKEY LEE
45284 BOOTH ST
CALLAHAN, FL 32011

2023

29-2N-25-3160-0002-0065



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	15	CONC BLOCK 100								0100	01	1,322	98.0000	88.44	116,918	1958	1975	0	0	0	23.50	76.50																											
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0										Heated Area: 1300										HX Base Yr																			
Roof Cover	12	MODULAR MT 100								50 26 48 26 18 6 18 6 BAS 1993 UOP 2008																																							
Interior Wall	05	DRYWALL 100																																															
Interior Floo	14	CARPET 70																																															
Interior Floo	08	SHT VINYL 30																																															
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		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	1,300	100	1,300	87,954																																													
UOP	108	20	22	1,489																																													
TOTALS		1,408	1,322	89,442																																													
EXTRA FEATURES										45284 BOOTH ST, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/02/2023 MLU									
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																																
2	0350	CARPORT WD	0	0	9	22	198.00	SF	13.00	13.00	100	1987	1987	3	20	515																																	
3	0940	SHEDS/PORT	0	0	13	15	195.00	SF	20.10	20.10	100	1990	1990	3	20	784																																	
5	0811	CONCRETE B	0	0	0	0	1,413.00	SF	5.20	5.20	100	1987	1987	3	54.5	4,004																																	
6	0811	CONCRETE B	0	0	0	0	240.00	SF	5.20	5.20	100	2010	2010	3	92	1,148																																	
LAND DESCRIPTION		TOTAL OB/XF										6,451																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0006		75.00	202.00	75.00	FF		1.00	1.00	1.00	500.00	500.00	37,500																																
REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS																																																	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2237/1718	11/09/2018	SW	U	I	11	100
GRANTOR: LONG CECIL S						
GRANTEE: LONG LAURIE LYNN &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W50 S26 E2 UOP=[YR=2008] S6 E18 N6 W18 \$ E48 N26 \$.						