BLOCK 3 PT OF LOT 2 (S-1)
IN OR 1759/1552
WILSON & OGILVIE SUB DB B9/500

MCGRATH DONNA EST
45127 BOOTH ST
CALLAHAN, FL 32011

2023

29-2N-25-3220-0003-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

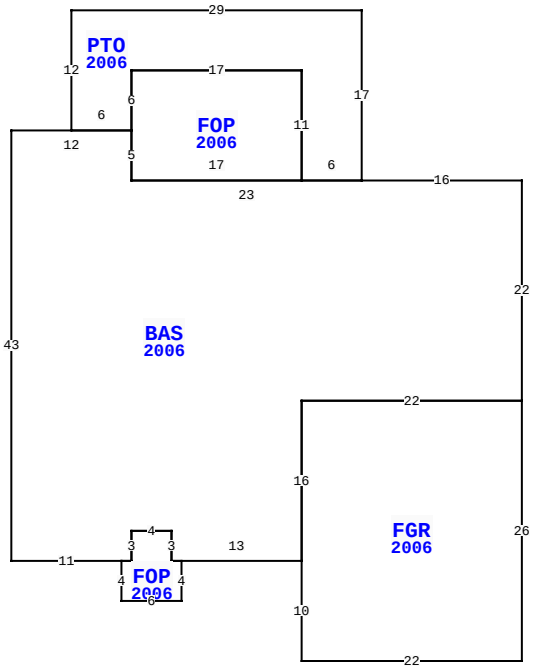
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,634	100	1,634	193,844
FGR	572	55	315	37,369
FOP	36	30	11	1,305
FOP	187	30	56	6,643
PTO	276	5	14	1,661
TOTALS	2,705		2,030	240,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,030	107.9960	128.25	260,348	2006	2006	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 0 Heated Area: 1634 HX Base Yr



45127 BOOTH ST, CALLAHAN

BLD DATE	03/22/2007 KW	LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	240,822
TOTAL MARKET OB/XF VALUE	3,883
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	279,705
SOH/AGL Deduction	52,672
ASSESSED VALUE	227,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,033
TOTAL JUST VALUE	279,705
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2852	NEW CONSTR	108,000	01/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1759/1552	10/06/2011	WD	Q	I	01	119,000
GRANTOR: OTTINGER JAMES N & LI						
GRANTEE: MCGRATH DONNA						
1445/0104	9/18/2006	WD	Q	I		233,500
GRANTOR: CONFIDENTIAL						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 PTO=[YR=2006] N17 W29 S12 E6
FOP=[YR=2006] S5 E17 N11 W17 S6 $ N6 E17 S11 E6 $ W23 N5
W12 S43 E11 FOP=[YR=2006] S4 E6 N4 W1 N3 W4 S3 W1 $ E1 N3 E4
S3 E13 FGR=[YR=2006] S10 E22 N26 W22 S16 $ N16 E22 N22 $.

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	0	0	0	1,103.00	SF	4.00	4.00	100	2006	2006	3	88	3,883	

LAND DESCRIPTION

TOTAL OB/XF 3,883

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	0	0006		70.00	132.00	70.00	FF		1.00	1.00	1.00	500.00	500.00	35,000							

REVIEW DATE 05/09/2017 BY KBX Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS