IN OR 426 PGS 819-824

HIGGINBOTHAM PRISCILLA
54221 ROY BOOTH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-0000-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

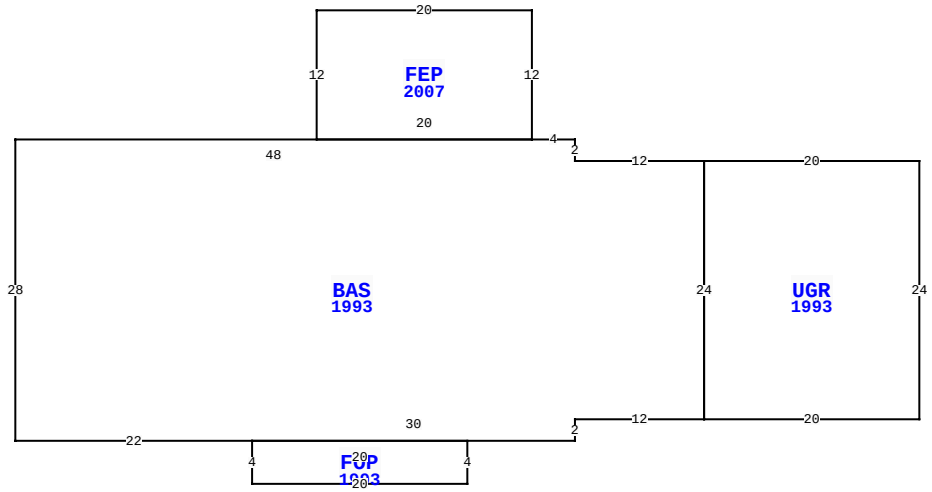
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,744	100	1,744	147,848
FEP	240	80	192	16,277
FOP	80	30	24	2,034
UGR	480	45	216	18,311
TOTALS	2,544		2,176	184,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	118.8985	107.31	233,507	1956	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 1987 Heated Area: 1744 HX Base Yr 1987



54221 ROY BOOTH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		184,471
TOTAL MARKET OB/XF VALUE		1,020
TOTAL LAND VALUE - MARKET		83,250
TOTAL MARKET VALUE		268,741
SOH/AGL Deduction		156,426
ASSESSED VALUE		112,315
TOTAL EXEMPTION VALUE	HX HB WX SL	112,315
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		268,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20161	REMODEL	2,800	07/01/2007
B20141	ADDITION	6,500	06/01/2007
B19949	ADDITION	18,900	05/01/2007
E017784	NEW CONSTR	1,400	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0426/0821	7/01/1984	WD	U	I		25,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W20 BAS=[YR=1993] W12N2 W4 FEP=[YR=2007] N12 W20 S12 E20$ W48 S28 E22 FOP=[YR=1993] S4 E20 N4 W20$ E30 N2 E12 N24$ S24 E20 N24$.

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	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1990	1990	3	20	240	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1999	1999	3	20	780	

LAND DESCRIPTION

TOTAL OB/XF 1,020

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.85	LT		1.00	1.00	1.00	45,000.00	45,000.00	83,250							

REVIEW DATE 04/09/2018 BY KBX Total Acres: 0.00 Total Land Value: 83,250 Market: 0 Agricultural: 0 Common: 83,250 PRINTED 08/02/2023 BY SYS