PT OF SEC 37-1N-25E
IN OR 2121/576
EX R/W OR 579/192

THOMPSON BARNETT & DEBRA
540111 US HWY 1
CALLAHAN, FL 32011

2023

37-1N-25-0000-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

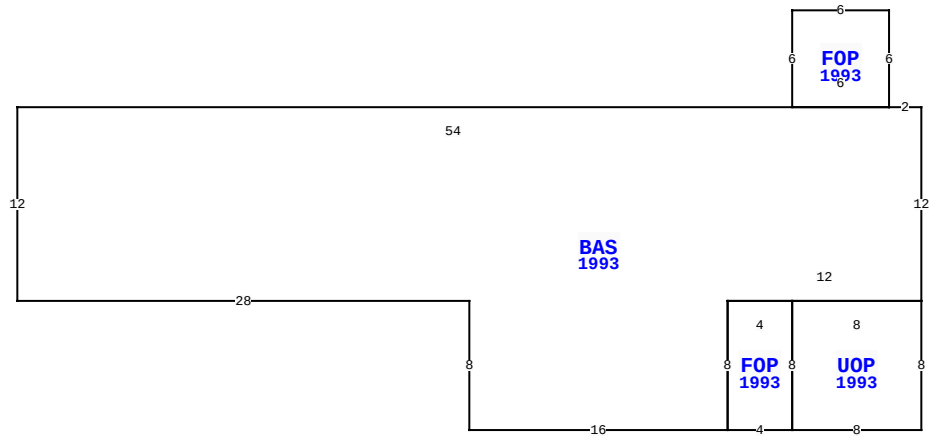
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	15,850
FOP	32	30	10	198
FOP	36	30	11	218
UOP	64	25	16	317
TOTALS	932		837	16,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	837	101.6000	66.04	55,275	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 800 HX Base Yr



54068 ROY BOOTH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	16,582
TOTAL MARKET OB/XF VALUE	3,360
TOTAL LAND VALUE - MARKET	69,300
TOTAL MARKET VALUE	89,242
SOH/AGL Deduction	32,544
ASSESSED VALUE	56,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,698
TOTAL JUST VALUE	89,242
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8547	REPAIR/RRF	1,000	12/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/0576	5/16/2017	WD	Q	I	02	42,500
GRANTOR: SMITH TERRY &						
GRANTEE: THOMPSON BARNETT &						
1482/1508	3/05/2007	QC	U	I	06	100
GRANTOR: SMITH EDWIN L						
GRANTEE: SMITH EDWIN L & TER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FOP=[YR=1993] N6 W6 S6 E6 $ W54 S12 E28 S8 E16 FOP=[YR=1993] E4 UOP=[YR=1993] E8 N8 W8 S8$ N8 W4 S8$ N8 E12 N12$.

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	0510	GARAGE WD-	0	0	20	24	480.00	SF	35.00	35.00	100	1969	1969	3	20	3,360	

LAND DESCRIPTION

TOTAL OB/XF 3,360

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.98	AC		1.00	1.00	1.00	35,000.00	35,000.00	69,300							

REVIEW DATE 03/07/2017 BY KBX Total Acres: 1.98 Total Land Value: 69,300 Market: 0 Agricultural: 0 Common: 69,300 PRINTED 08/02/2023 BY SYS