PARCELS 15-2 & 15-4
IN OR 1184/1267
EX R/W PT OR 578/1195

ASPINWALL BONNIE S
54024 ROY BOOTH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-0000-0015-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

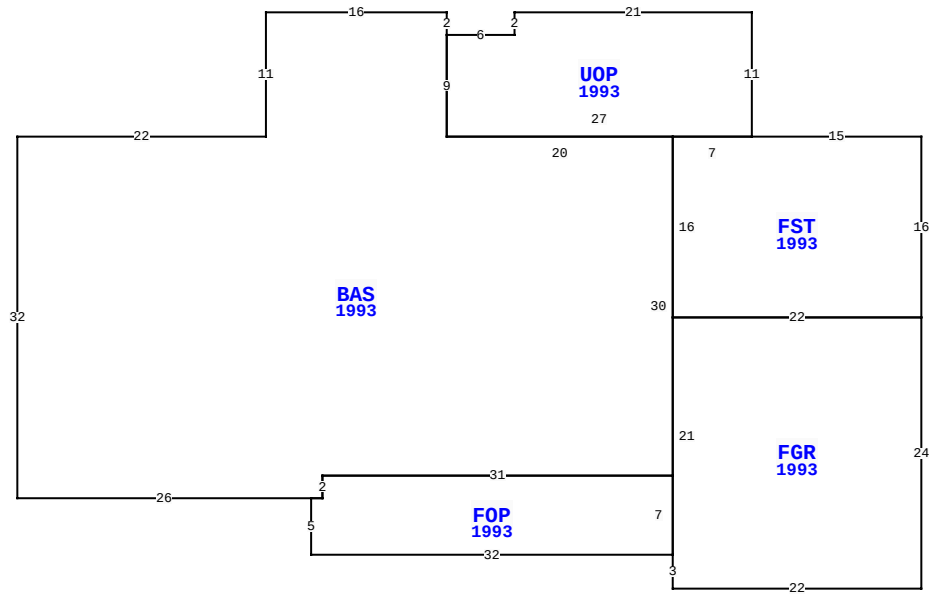
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	1,970	131,043
FGR	528	55	290	19,291
FOP	222	30	67	4,457
FST	352	55	194	12,905
UOP	285	20	57	3,792
TOTALS	3,357		2,578	171,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,578	105.6000	95.30	245,683	1978	1978	0	0	0	30.20	69.80

1 SINGLE FAM – 100% - 2004 Heated Area: 1970 HX Base Yr 2004



54024 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		171,487
TOTAL MARKET OB/XF VALUE		5,647
TOTAL LAND VALUE - MARKET		52,150
TOTAL MARKET VALUE		229,284
SOH/AGL Deduction		110,402
ASSESSED VALUE		118,882
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		63,882
TOTAL JUST VALUE		229,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996396	CARPORT	4,032	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1184/1267	10/29/2003	WD	Q	I		120,000
GRANTOR: WHITE BERNICE W TRUST						
GRANTEE: ASPINWALL BONNIE S						
0917/1685	2/02/2000	WD	U	I	01	100
GRANTOR: WHITE BERNICE						
GRANTEE: WHITE BERNICE W TRU						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W15 UOP=[YR=1993] N11 W21 S2 W6 BAS=[YR=1993] N2 W16 S11 W22 S32 E26 FOP=[YR=1993] S5 E32 FGR=[YR=1993] S3 E22 N24 W22 S21$ N7 W31 S2 W1$ E1 N2 E31 N30 W20 N9$ S9 E27$ W7 S16 E22 N16$.

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	100	0	0	3,570.00	SF	3.00	3.00	100	1980	1980	3	35	3,749	
2	0351	CARPORT MT	0	100	14	32	448.00	SF	4.00	4.00	100	1999	1999	3	20	358	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 5,647

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	1.49	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,150							

REVIEW DATE 04/09/2018 BY KBX Total Acres: 1.49 Total Land Value: 52,150 Market: 0 Agricultural: 0 Common: 52,150 PRINTED 08/02/2023 BY SYS