BLOCK 3 LOT 2
IN OR 2165/21
POINT SOUTH UNIT 1 PB 4/73

BREEDWELL DEBRA
54155 ROY BOOTH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299L-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

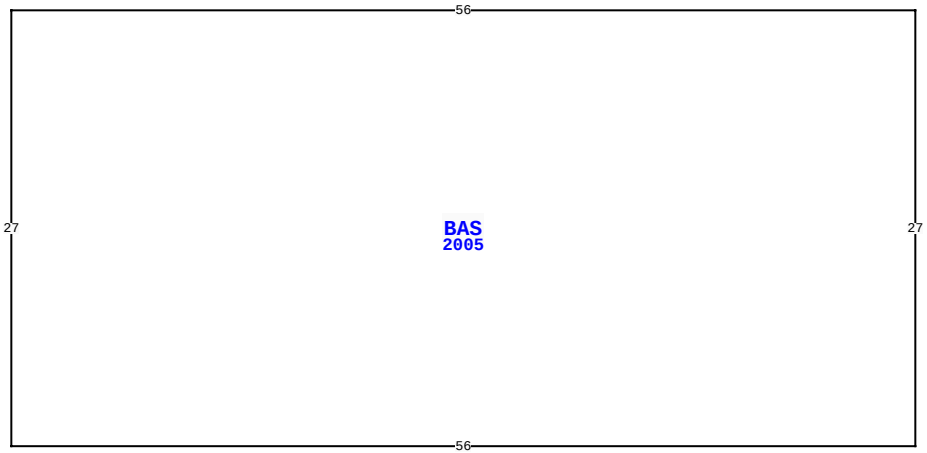
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	69,465
TOTALS	1,512		1,512	69,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.2000	82.04	124,044	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2020 Heated Area: 1512 HX Base Yr 2020



54155 ROY BOOTH RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		69,465
TOTAL MARKET OB/XF VALUE		8,258
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		122,723
SOH/AGL Deduction		30,906
ASSESSED VALUE		91,817
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,817
TOTAL JUST VALUE		122,723
NCON VALUE		1,382
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14907	ELEC OTHER	0	05/01/2005
M9692	H/AC	0	05/01/2005
P9455	OTHER	0	05/01/2005
MH4598	MH MOVE-ON	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2165/0021	10/24/2017	QC	U	I	11	100
GRANTOR: JOHNSON BETTY A						
GRANTEE: BREEDWELL DEBRA						
0327/0812	12/01/1980	WD	Q	V		7,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W56 S27 E56 N27$.

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	0940	SHEDS/PORT	0	100	13	12	156.00	SF	30.00	30.00	100	1990	1990	3	20	936	
2	0350	CARPORT WD	0	100	15	12	180.00	SF	11.05	11.05	100	1990	1990	3	20	398	
3	0681	POLE SHED	0	100	0	0	364.00	SF	15.00	15.00	100	1995	1995	3	24	1,310	
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	19.50	19.50	100	2002	2002	3	21	491	
5	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2005	2005	3	27	518	
6	0755	FSP	0	100	32	8	256.00	SF	20.00	20.00	100	2005	2005	3	27	1,382	
7	0810	CONCRETE A	0	100	27	10	270.00	SF	6.50	6.50	100	2005	2005	3	87	1,527	
8	0479	VF PICKET	0	100	0	0	12.00	LF	10.00	10.00	100	2005	2005	3	69	83	
9	0751	UOP	0	100	8	24	192.00	SF	10.00	10.00	100	2016	2016	3	84	1,613	

LAND DESCRIPTION

TOTAL OB/XF 8,258

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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/07/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS