BLOCK 3 LOT 5
IN OR 2085/665
POINT SOUTH UNIT 1 PB 4/73

VAUGHN KIMBERLY D
54193 ROY BOOTH RD
CALLAHAN, FL 32011

2023

37-1N-25-299L-0003-0050

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

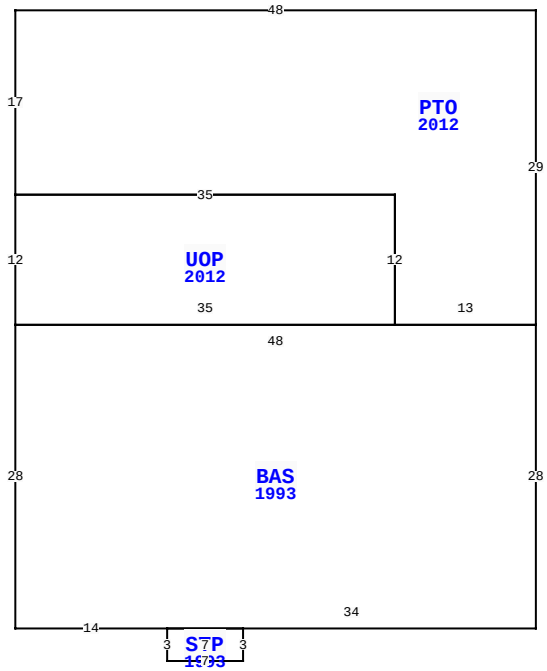
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	108,200
PTO	972	5	49	3,945
STP	21	10	2	161
UOP	420	20	84	6,763
TOTALS	2,757		1,479	119,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,479	119.3400	107.70	159,288	1987	1987	0	0	0	25.25	74.75

1 SINGLE FAM – 100% - 2017 Heated Area: 1344 HX Base Yr 2017



54193 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		119,068
TOTAL MARKET OB/XF VALUE		6,055
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		170,123
SOH/AGL Deduction		70,265
ASSESSED VALUE		99,858
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,858
TOTAL JUST VALUE		170,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4092	N/A	600	05/18/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2085/0665	11/09/2016	WD	Q	I	01	115,000
GRANTOR: CHISM ADAM MICHAEL						
GRANTEE: VAUGHN KIMBERLY D						
2003/0793	9/16/2015	SW	U	I	12	54,600
GRANTOR: MORGAN STANLEY MTG LO						
GRANTEE: CHISM ADAM MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W48 S17 UOP=[YR=2012] S12 BAS=[YR=1993] S28 E14 STP=[YR=1993] S3E7 N3 W7$ E34 N28 W48$ E35 N12 W35$ E35 S12 E13 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
3	0940	SHEDS/PORT	0	100	8	20	160.00	SF	20.10	20.10	100	1988	1988	3	20	643	
4	0810	CONCRETE A	0	100	0	0	610.00	SF	6.50	6.50	100	2000	2000	3	80	3,172	

LAND DESCRIPTION

TOTAL OB/XF 6,055

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

REVIEW DATE 11/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS