BLOCK 4 LOT 1
IN OR 1856/1902
POINT SOUTH UNIT 1 PB 4/73

MERCER ANDREW
54229 ROY BOOTH RD
CALLAHAN, FL 32011

2023

37-1N-25-299L-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	04	Quality Level 04

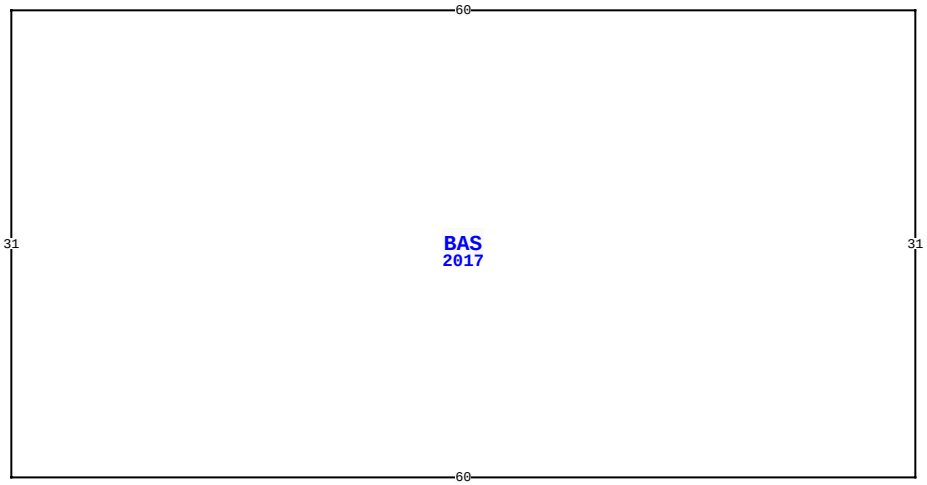
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	154,506
TOTALS	1,860		1,860	154,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	127.6000	89.32	166,135	2017	2017	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2014 Heated Area: 1860 HX Base Yr 2014



54229 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		177,312
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		224,272
SOH/AGL Deduction		111,618
ASSESSED VALUE		112,654
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,654
TOTAL JUST VALUE		224,272
NCON VALUE		22,806
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008036	GARAGE	86,227	05/24/2022
17006549	CO ISSUED	0	12/07/2017
17006549	MH MOVE-ON	0	11/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1856/1902	5/16/2013	WD	Q	I	02	37,000
GRANTOR: HORTON ROBERT RANDY						
GRANTEE: MERCER ANDREW						
1589/0885	10/15/2008	WD	Q	I		40,000
GRANTOR: HENDRICKS MATT W						
GRANTEE: HORTON ROBERT RANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W60 S31 E60 N31$.

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
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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 01/05/2023 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

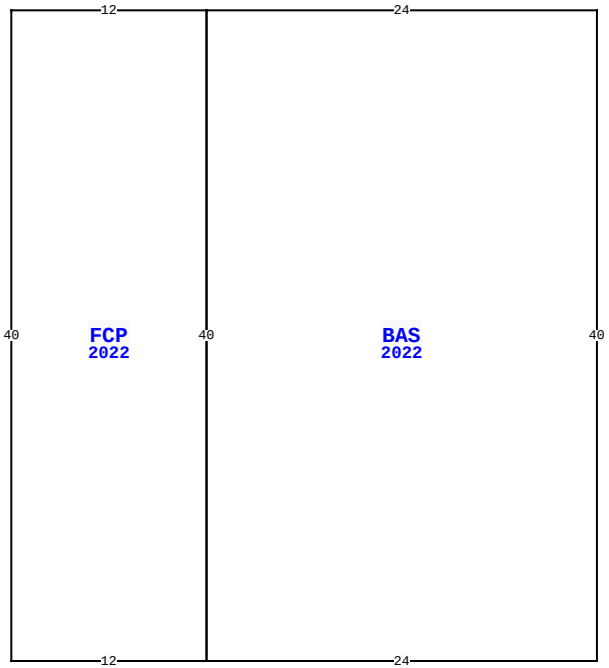
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	20,272
FCP	480	25	120	2,534
TOTALS	1,440		1,080	22,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	60.9500	21.33	23,036	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2014 Heated Area: 960 HX Base Yr 2014



54229 ROY BOOTH RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTEE: MERCER ANDREW						
1589/0885	10/15/2008	WD	Q	I		40,000
GRANTOR: HENDRICKS MATT W						
GRANTEE: HORTON ROBERT RANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 FCP=[YR=2022] W12 S40 E12 N40$ S40 E24 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/05/2023 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS