LOT 40
GREENE TERRACE PBK 8/82

BOOTHE LARRY R & MELISSA J
52185 ALBANY PL
CALLAHAN, FL 32011

2024

03-1N-25-0615-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

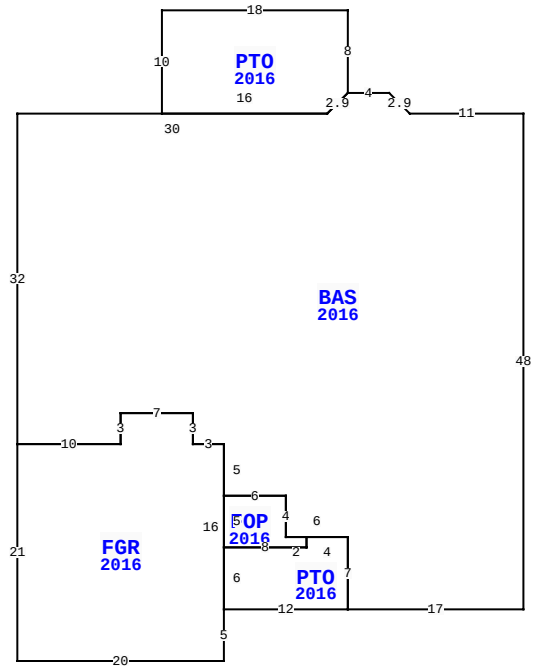
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8124.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	1,915	244,499
FGR	441	55	243	31,025
FOP	32	30	10	1,277
PTO	76	5	4	511
PTO	178	5	9	1,149
TOTALS	2,642		2,181	278,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,181	107.8000	134.75	293,890	2016	2016	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2017 Heated Area: 1915 HX Base Yr 2017



52185 ALBANY PL, 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		278,461
TOTAL MARKET OB/XF VALUE		7,109
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		345,570
SOH/AGL Deduction		136,582
ASSESSED VALUE		208,988
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,988
TOTAL JUST VALUE		345,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632291	CO ISSUED	0	07/11/2016
B1632291	NEW CONSTR	217,719	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/196	7/16/2024	QC	U	I	11	100
GRANTOR: BOOTHE LARRY R II &						
GRANTEE: BOOTHE LARRY R & ME						
2062/1501	7/28/2016	WD	Q	I	01	203,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: BOOTHE LARRY R II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 U2 L2 W4 PTO=[YR=2016] N8 W18 S10 E16 U2 R2 $ D2 L2 W30 S32 FGR=[YR=2016] S21 E20 N5 PTO=[YR=2016] E12 N7 W4 FOP=[YR=2016] W2 N4 W6 S5 E8 N1$ S1 W8 S6$ N16 W3 N3 W7 S3 W10$ E10 N3 E7 S3 E3 S5 E6 S4 E6 S7 E17 N48 $.

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	0811	CONCRETE B	0	100	0	0	1,424.00	SF	5.20	5.20	100	2016	2016	3	96	7,109	

LAND DESCRIPTION

TOTAL OB/XF 7,109

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	60,000.00	60,000.00	60,000							

REVIEW DATE 01/30/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS