BLOCK 2 PT OF LOTS 5 & 6
IN OR 2384/1299
CASE# 06-242

HAMLIN-CONNER JESSE HOPE/HAMPTON RICHARD N ET AL
PO BOX 1213
CALLAHAN, FL 32011

2024

29-2N-25-3160-0002-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

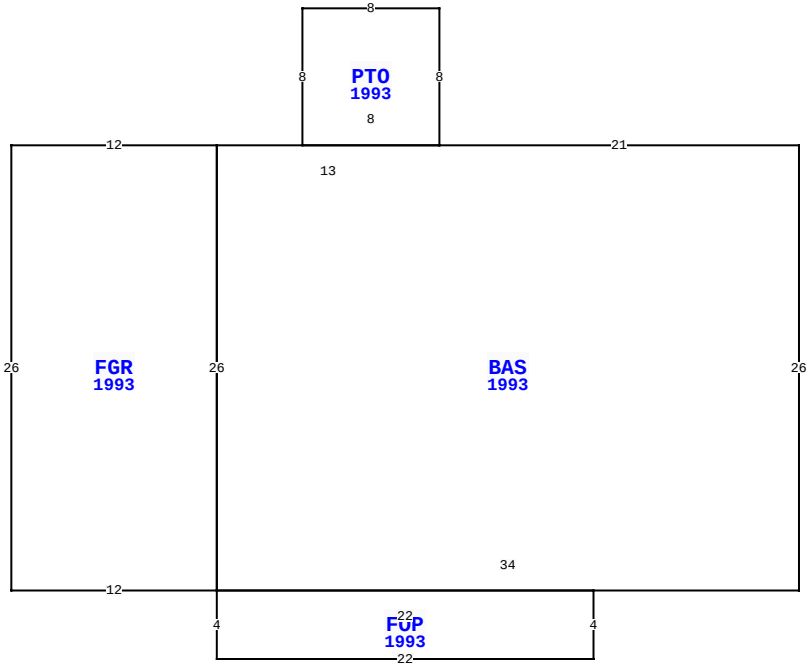
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	884	78,373
FGR	312	55	172	15,249
FOP	88	30	26	2,305
PTO	64	5	3	266
TOTALS	1,348		1,085	96,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,085	131.4400	124.87	135,484	1978	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 0% - 0 Heated Area: 884 HX Base Yr



45260 BOOTH ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	96,194
TOTAL MARKET OB/XF VALUE	963
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	149,657
SOH/AGL Deduction	38,890
ASSESSED VALUE	110,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,767
TOTAL JUST VALUE	149,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2384/1299	8/22/2018	SW	U	I	30	39,900
GRANTOR: HAMPTON RICHARD N						
GRANTEE: BLINSON CYNTHIA S &						
0985/1736	5/11/2001	WD	U	I	01	100
GRANTOR: BLINSON BOBBY R						
GRANTEE: HAMPTON SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 PTO=[YR=1993] N8 W8 S8 E8 $ W13
FGR=[YR=1993] W12 S26 E12 N26 $ S26 FOP=[YR=1993] S4 E22 N4
W22 $ E34 N26 $.

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	0	10	57	570.00	SF	5.20	5.20	100	1980	1980	3	32.5	963	

LAND DESCRIPTION

TOTAL OB/XF 963

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	000000	C	VAC RES	0	0006	RL	75.00	199.00	75.00	FF		1.00	1.00	1.00	700.00	700.00	52,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/06/2024 BY SYS