

BLOCK 2 PT OF LOT 5
IN OR 1451/1188
E H BRADDOCK ADD DB 39/362

WRIGHT ROBERT E & JOANNE M
45242 BOOTH STREET
CALLAHAN, FL 32011

2024

29-2N-25-3160-0002-0052



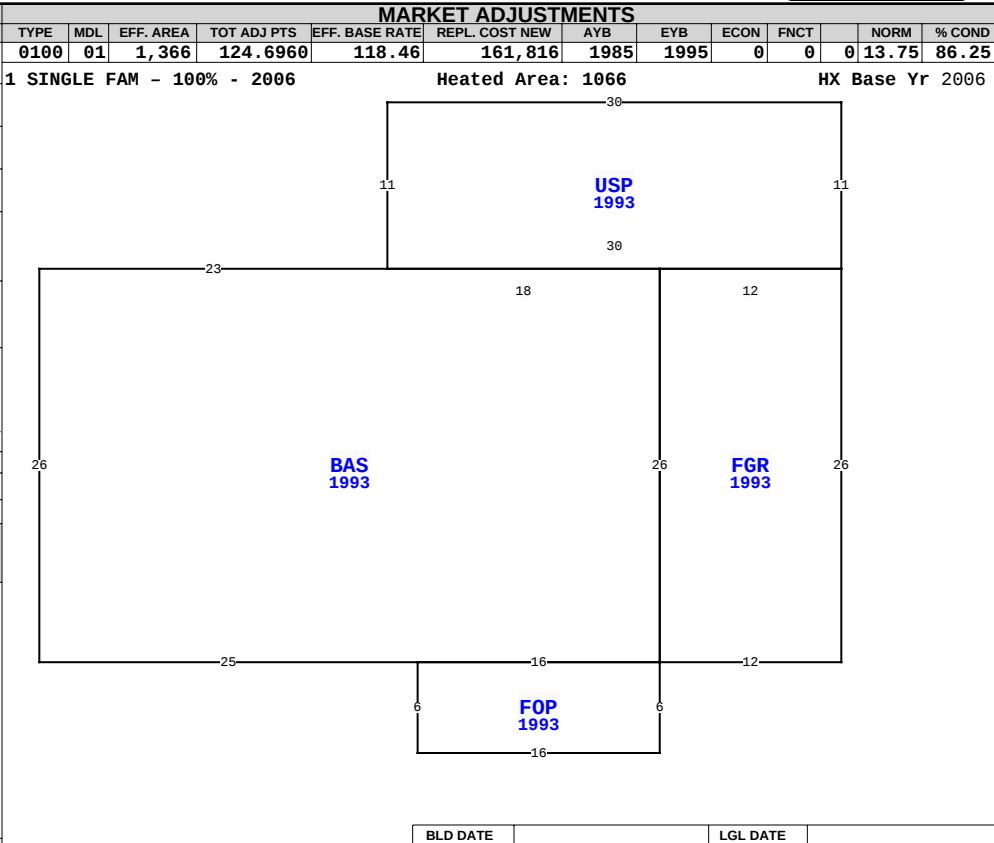
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,066	100	1,066	108,915
FGR	312	55	172	17,573
FOP	96	30	29	2,963
USP	330	30	99	10,115
TOTALS	1,804		1,366	139,566

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	100	51	10		5.20	5.20	100	1985	1985	3
3	0810	CONCRETE A	0	100	10	25		6.50	6.50	100	1996	1996	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000000	C	VAC RES	100	0006	RL	100.00	104.00	100.00	FF		1.00	1.00



45242 BOOTH ST, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		139,566	
TOTAL MARKET OB/XF VALUE		2,416	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		211,982	
SOH/AGL Deduction		119,803	
ASSESSED VALUE		92,179	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		42,179	
TOTAL JUST VALUE		211,982	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		190,922	

EXTERIOR IS T1-11			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
1957	XFOB	500	05/01/1996
2269	ADDITION	2,500	02/02/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1451/1188	10/11/2006	QC	U	I	01	61,800	
GRANTOR: MCMASTER JOANNE M							
GRANTEE: WRIGHT ROBERT E & J							
1389/0292	2/14/2006	WD	U	I	07	100	
GRANTOR: CHISLEHURST LLC							
GRANTEE: MCMASTER JOANNE M							

BUILDING NOTES													
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BUILDING DIMENSIONS													
USP=[YR=1993] W30 S11 BAS=[YR=1993] W23 S26 E25 FOP=[YR=1993] S6 E16 N6 FGR=[YR=1993] E12 N26 W12 S26 \$ W16 \$ E16 N26 W18 \$ E30 N11 \$.													