BLOCK 3 PT OF LOT 5
IN OR 1258/835
E H BRADDOCK ADD DB 39/362

SMITH BENJAMIN G & DAISY O
45156 BOOTH STREET
CALLAHAN, FL 32011

2024

29-2N-25-3160-0003-0056

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

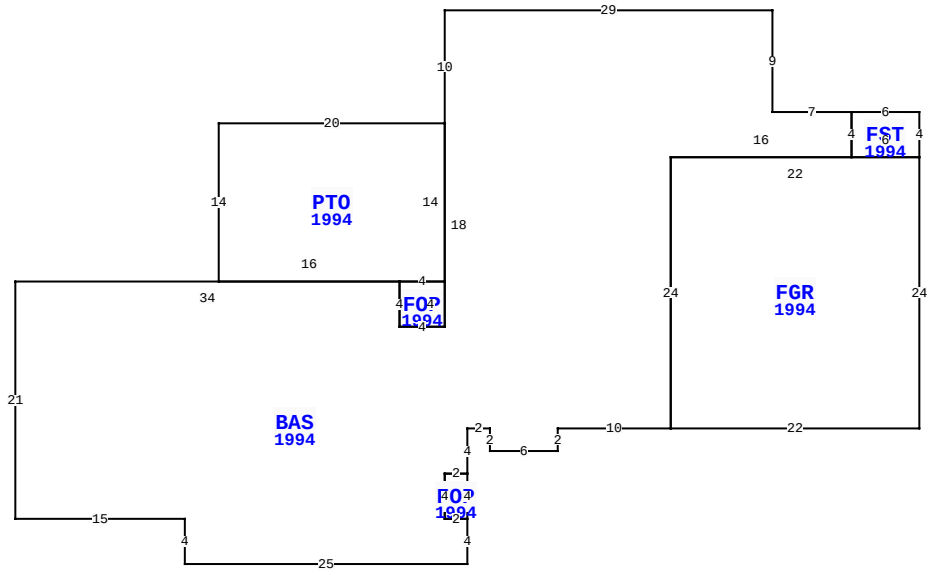
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,787	100	1,787	176,090
FGR	528	55	290	28,576
FOP	8	30	2	197
FOP	16	30	5	493
FST	24	55	13	1,281
PTO	280	5	14	1,379
TOTALS	2,643		2,111	208,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,111	96.1380	120.17	253,679	1994	1999	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2020 Heated Area: 1787 HX Base Yr



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

45156 BOOTH ST, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		208,017
TOTAL MARKET OB/XF VALUE		5,690
TOTAL LAND VALUE - MARKET		77,000
TOTAL MARKET VALUE		290,707
SOH/AGL Deduction		123,619
ASSESSED VALUE		167,088
TOTAL EXEMPTION VALUE	13	167,088
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		290,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4374	REPAIR/RRF	0	12/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1258/0835	9/10/2004	WD	Q	I		150,000
GRANTOR: PENA VICTOR A JR P/R						
GRANTEE: SMITH BENJAMIN G &						
1108/0597	1/21/2003	WD	U	I	24	110,000
GRANTOR: HODGES LEON C JR ETAL						
GRANTEE: PENA VICTOR A						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1994] W6 BAS=[YR=1994] W7 N9 W29 S10 PTO=[YR=1994] W20 S14 E16 FOP=[YR=1994] S4 E4 N4 W4 $ E4 N14 $ S18 W4 N4 W34 S21 E15 S4 E25 N4FOP=[YR=1994] N4 W2 S4 E2 $ W2 N4 E2 N4 E2 S2 E6 N2 E10 FGR=[YR=1994] E22N24 W22 S24 $ N24 E16 N4 $ S4 E6 N4 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	76	1,520	
2	0812	CONCRETE C	0	100	0	0	1,533.00	SF	4.00	4.00	100	1994	1994	3	68	4,170	

LAND DESCRIPTION

TOTAL OB/XF 5,690

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	100	0006	RL	110.00	135.00	110.00	FF		1.00	1.00	1.00	700.00	700.00	77,000							

REVIEW DATE 10/20/2021 BY KBX Total Acres: 0.00 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 08/06/2024 BY SYS