

BLOCK 3 LOT 1 (EX S14 FT)
IN OR 836/119
WILSON & OGILVIE SUB DB B9/500

CLIFTON STEVEN COLT & JEANNE C
45161 BOOTH STREET
CALLAHAN, FL 32011

2024

29-2N-25-3220-0003-0011



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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
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NEIGHBORHOOD/LOC	7001.00
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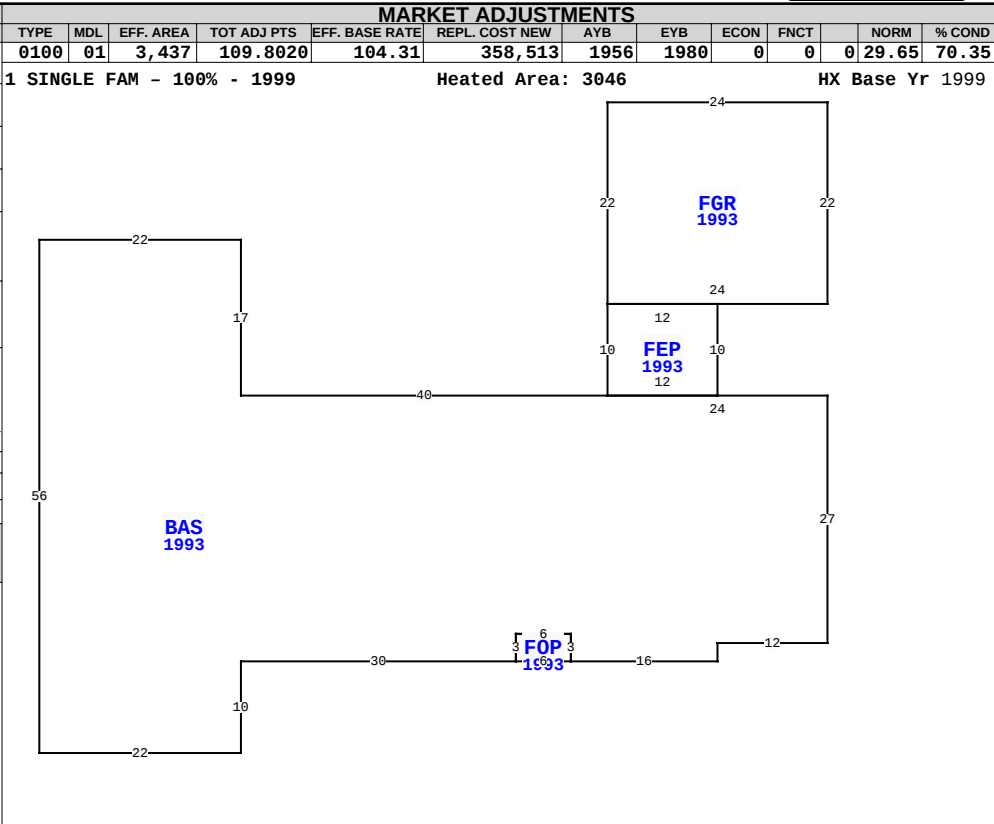
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,046	100	3,046	223,522
FEP	120	80	96	7,045
FGR	528	55	290	21,281
FOP	18	30	5	367

TOTALS	3,712		3,437	252,214
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	3,685.00	SF	4.00	
3	0845	KOOL DECK	0 100	0	0	1,044.00	SF	7.25	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000000	C	VAC RES	100	0006	RL	196.00	210.00	196.00

REVIEW DATE	11/13/2019	BY	KBA
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45161 800TH ST, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	36	1,260	
2	0812	CONCRETE C	0 100	0	0	3,685.00	SF	4.00	4.00	100	1970	1970	3	21	3,095	
3	0845	KOOL DECK	0 100	0	0	1,044.00	SF	7.25	7.25	100	1986	1986	3	49.5	3,747	

TOTAL OB/XF										8,102						
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000000	C	VAC RES	100	0006	RL	196.00	210.00	196.00	FF		1.00	1.00	1.00	700.00	700.00

Total Acres: 0.00	Total Land Value: 137,200	Market: 0	Agricultural: 0	Common: 137,200
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE				252,214	
TOTAL MARKET OB/XF VALUE				8,102	
TOTAL LAND VALUE - MARKET				137,200	
TOTAL MARKET VALUE				397,516	
SOH/AGL Deduction				216,180	
ASSESSED VALUE				181,336	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				131,336	
TOTAL JUST VALUE				397,516	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				347,999	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2124	N/A	4,000	03/16/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0836/0119	6/03/1998	WD	Q	I		135,000	
GRANTOR: HARDY JOHN STUART & R							
GRANTEE: CLIFTON STEVEN COLT							
0429/0016	8/01/1984	PR	Q	I		85,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W24 S22 FEP=[YR=1993] S10 BAS=[YR=1993] W40 N17 W22 S56 E22 N10 E30 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E16 N2 E12 N27 W24\$ E12 N10 W12\$ E24 N22\$.									