OR 182/252 & OR 501/357
PARCELS 7-4 & 7-6

WILLIAMS ELLEN W
54307 ROY BOOTH RD
CALLAHAN, FL 32011

2024

37-1N-25-0000-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

54307 ROY BOOTH RD, 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	0
TOTAL MARKET OB/XF VALUE	18,330
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	63,330
SOH/AGL Deduction	28,778
ASSESSED VALUE	34,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,552
TOTAL JUST VALUE	63,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0501/0357	10/20/1986	FS	U	V		100
GRANTOR: WILLIAMS F P JR						
GRANTEE: WILLIAMS S KENT						
0182/0252	1/01/1974	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0681	POLE SHED	0	0	40	22	880.00	SF	15.00	15.00	100	2019	2019	3	90	11,880	
2	0351	CARPORT MT	0	0	50	30	1,500.00	SF	5.00	5.00	100	2019	2019	3	86	6,450	

LAND DESCRIPTION

TOTAL OB/XF 18,330

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/24/2020 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS