IN OR 2673 PG 841

SOULHOUSE TRUST/HENDRICKS MATTHEW WAYNE TRUSTEE
54234 ROY BOOTH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-0000-0010-0040

BUILDING CHARACTERISTICS

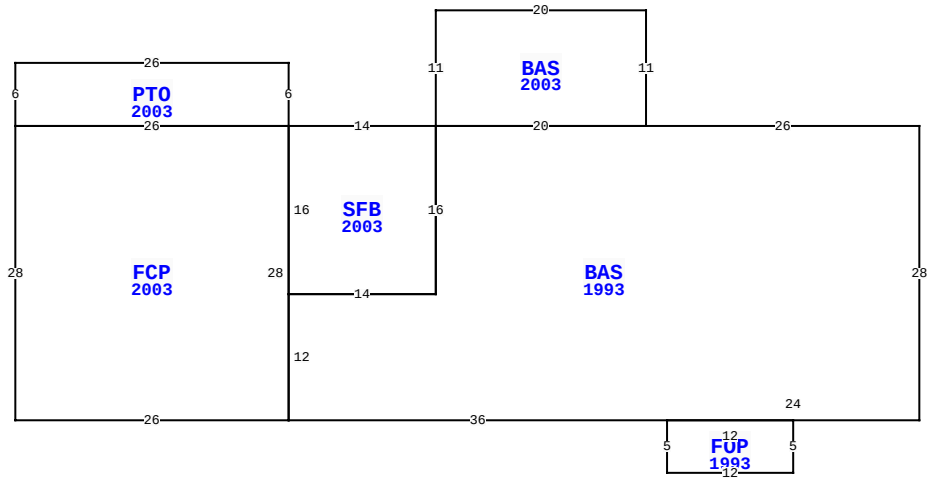
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	130,230
BAS	220	100	220	19,678
FCP	728	25	182	16,279
FOP	60	30	18	1,610
PTO	156	5	8	716
SFB	224	80	179	16,011
TOTALS	2,844		2,063	184,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,063	113.0920	107.44	221,649	1964	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 0 Heated Area: 1855 HX Base Yr



54234 ROY BOOTH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		184,523
TOTAL MARKET OB/XF VALUE		4,272
TOTAL LAND VALUE - MARKET		121,600
TOTAL MARKET VALUE		310,395
SOH/AGL Deduction		144,752
ASSESSED VALUE		165,643
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,643
TOTAL JUST VALUE		310,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000820	REPAIR/RRF	14,000	01/28/2020
R5677	REPAIR/RRF	1,000	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/841	9/29/2023	QC	U	I	11	100
GRANTOR: HENDRICKS MATTHEW W &						
GRANTEE: SOULHOUSE TRUST						
0666/0465	9/04/1992	WD	U	I	01	25,600
GRANTOR: STRAUKAS CHARLES K						
GRANTEE: HENDRICKS MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 BAS=[YR=2003] N11 W20 S11 SFB=[YR=2003] W14 PTO=[YR=2003] N6 W26 S6 FCP=[YR=2003] S28 E26 N28 W26 $ E26 $ S16 E14 N16 $ E20 $ W20 S16 W14 S12 E36 FOP=[YR=1993] S5 E12 N5 W12 $ E24 N28 $.

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
2	1076	TRELLIS A	0	100	10	10	100.00	SF	7.50	7.50	100	2003	2003	3	32	240	
3	0812	CONCRETE C	0	100	120	10	1,200.00	SF	4.00	4.00	100	2004	2004	3	84	4,032	

LAND DESCRIPTION

TOTAL OB/XF 4,272

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	7.60	AC		1.00	1.00	1.00	16,000.00	16,000.00	121,600							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 7.60 Total Land Value: 121,600 Market: 0 Agricultural: 0 Common: 121,600 PRINTED 08/06/2024 BY SYS