

PARCELS 15-2 & 15-4
IN OR 1184/1267
EX R/W PT OR 578/1195

ASPINWALL BONNIE S
54024 ROY BOOTH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-0000-0015-0020



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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		

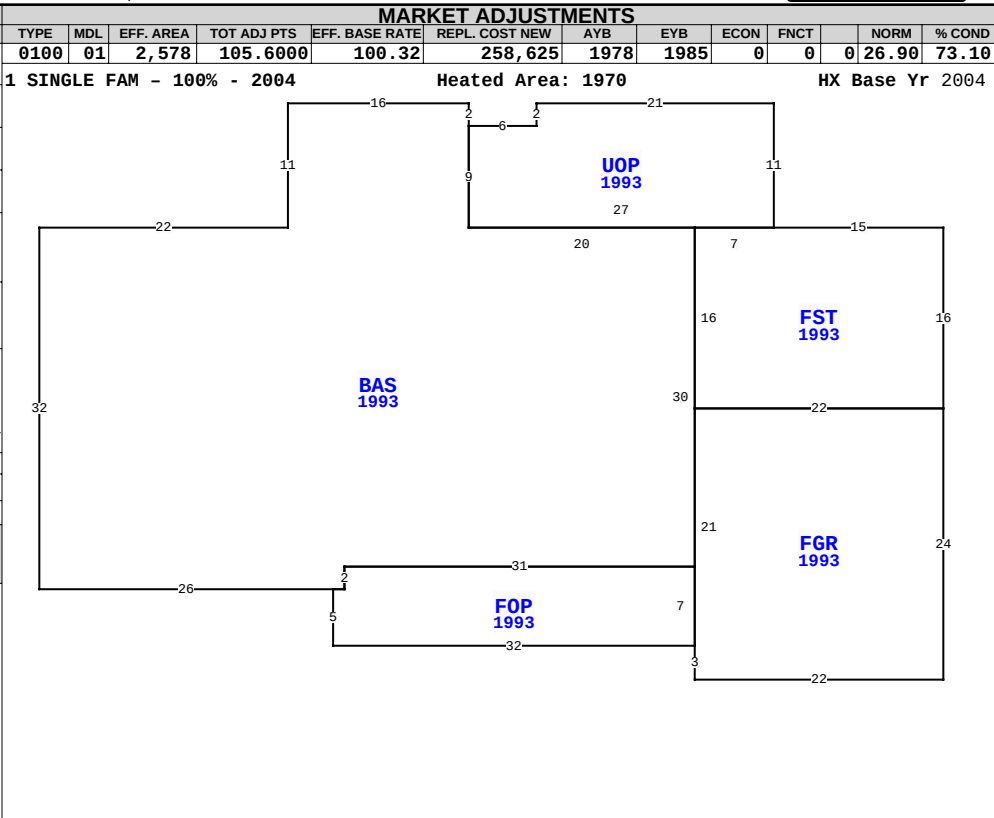
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	1,970	144,468
FGR	528	55	290	21,267
FOP	222	30	67	4,913
FST	352	55	194	14,227
UOP	285	20	57	4,180

TOTALS	3,357		2,578	189,055
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	3,570.00	SF	3.00	3.00	100	1980
2	0351	CARPORT MT	0 100	14	32	448.00	SF	4.00	4.00	100	1999
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1978

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.49	AC	

REVIEW DATE	01/06/2023	BY	KWA
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54024 ROY BOOTH RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
5,309											

TOTAL OB/XF											
5,309											

Total Acres: 1.49	Total Land Value: 52,150	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			189,055
TOTAL MARKET OB/XF VALUE			5,309
TOTAL LAND VALUE - MARKET			52,150
TOTAL MARKET VALUE			246,514
SOH/AGL Deduction			124,066
ASSESSED VALUE			122,448
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			67,448
TOTAL JUST VALUE			246,514
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,284

CC DRVWY ADJSTD FOR CONDTN: 10/23KW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-06009	REPLACE GARAGE DO	2,326	04/18/2022
B996396	CARPORT	4,032	08/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1184/1267	10/29/2003	WD	Q	I		120,000	
GRANTOR: WHITE BERNICE W TRUST							
GRANTEE: ASPINWALL BONNIE S							
0917/1685	2/02/2000	WD	U	I	01	100	
GRANTOR: WHITE BERNICE							
GRANTEE: WHITE BERNICE W TRU							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FST=[YR=1993] W15 UOP=[YR=1993] N11 W21 S2 W6 BAS=[YR=1993] N2 W16 S11 W22 S32 E26 FOP=[YR=1993] S5 E32 FGR=[YR=1993] S3 E22 N24 W22 S21\$ N7 W31 S2 W1\$ E1 N2 E31 N30 W20 N9\$ S9 E27\$ W7 S16 E22 N16\$.							