PT LOTS 9 & 10 IN OR 2218/833
(EX PT IN ESMT OR 478/26 & PT
IN R/W OR 579/196)

DEAN ANTHONY V & ARONDA Y
54047 ROY BOOTH RD
CALLAHAN, FL 32011

2024

37-1N-25-2970-0009-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

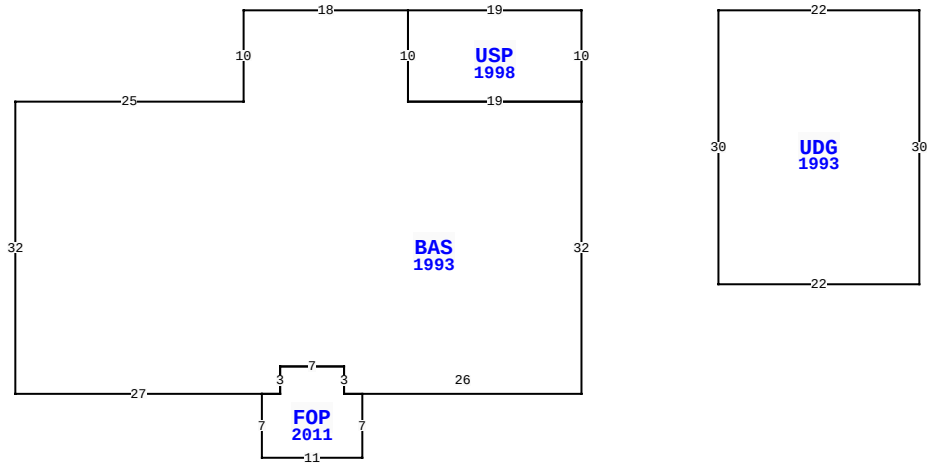
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,143	100	2,143	257,516
FOP	98	30	29	3,485
UDG	660	55	363	43,621
USP	190	30	57	6,850
TOTALS	3,091		2,592	311,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,592	102.8160	128.52	333,124	1962	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2019 Heated Area: 2143 HX Base Yr 2019



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		311,471
TOTAL MARKET OB/XF VALUE		47,696
TOTAL LAND VALUE - MARKET		171,300
TOTAL MARKET VALUE		530,467
SOH/AGL Deduction		224,198
ASSESSED VALUE		306,269
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,269
TOTAL JUST VALUE		530,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614913	REPAIR/RRF	15,000	03/01/2016
B985106	CARPORT	4,800	05/01/1998
B963564	ADDITION	3,600	02/01/1997
5854	CHNGE SRVC	0	04/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/0833	8/13/2018	WD	Q	I	01	345,000
GRANTOR: FERNANDEZ CHARLES F &						
GRANTEE: DEAN ANTHONY V & AR						
2032/1387	3/01/2016	WD	Q	I	01	285,000
GRANTOR: MONTGOMERY KENNETH R						
GRANTEE: FERNANDEZ CHARLES F						

54047 ROY BOOTH RD, CALLAHAN

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

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1998] W19 BAS=[YR=1993] W18 S10 W25 S32 E27
FOP=[YR=2011] S7 E11 N7 W2 N3 W7 S3W2$ E2 N3 E7 S3 E26 N32
W19 N10$ S10 E19 N10$ PTR= E15 UDG=[YR=1993] E22 S30 W22 N30$
W15$.

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	1962	1962	3	24	480	
2	0680	POLE SHED	0	100	26	12	312.00	SF	10.00	10.00	100	1989	1989	3	20	624	
3	0511	GARAGE CB-	0	100	12	24	288.00	SF	60.00	60.00	100	2004	2004	3	84	14,515	
4	0752	USP	0	100	12	24	288.00	SF	15.00	15.00	100	2004	2004	3	36	1,555	
5	0200	BARN WD 0-	0	100	35	33	1,155.00	SF	20.00	20.00	100	1997	1997	3	25	5,775	
6	0680	POLE SHED	0	100	0	0	508.00	SF	10.00	10.00	100	1997	1997	3	25	1,270	
7	1242	WD DECK A	0	100	24	16	384.00	SF	10.00	10.00	100	1996	1996	3	20	768	
8	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	1997	1997	3	20	960	
9	0350	CARPORT WD	0	100	21	15	315.00	SF	13.00	13.00	100	1998	1998	3	20	819	
10	0350	CARPORT WD	0	100	22	22	484.00	SF	13.00	13.00	100	1998	1998	3	20	1,258	

TOTAL OB/XF 28,024

LAND DESCRIPTION

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		OR	0.00	0.00	11.42	AC		1.00	1.00	1.00	15,000.00	15,000.00	171,300							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 11.42 Total Land Value: 171,300 Market: 0 Agricultural: 0 Common: 171,300 PRINTED 08/06/2024 BY SYS

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2024

37-1N-25-2970-0009-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

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

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GRANTOR: MONTGOMERY KENNETH R						
GRANTEE: FERNANDEZ CHARLES F						

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

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
11	0811	CONCRETE B	0	100	0	0	500.00	SF	5.20	5.20	100	1998	1998	3	75	1,950	
12	0351	CARPORT MT	0	100	20	40	800.00	SF	5.90	5.90	100	2004	2004	3	22	1,038	
13	0351	CARPORT MT	0	100	24	24	576.00	SF	5.90	5.90	100	2004	2004	3	22	748	
14	0350	CARPORT WD	0	100	20	41	820.00	SF	13.00	13.00	100	2004	2004	3	22	2,345	
15	0681	POLE SHED	0	100	9	11	99.00	SF	15.00	15.00	100	2004	2004	3	36	535	
16	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2004	2004	3	22	950	
17	0803	ASPHALT C	0	100	0	0	6,345.00	SF	2.00	2.00	100	2004	2004	3	54	6,853	
18	0810	CONCRETE A	0	100	0	0	962.00	SF	6.50	6.50	100	2004	2004	3	84	5,253	

LAND DESCRIPTION

TOTAL OB/XF 19,672

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

REVIEW DATE 01/14/2021 BY KWA Total Acres: 11.42 Total Land Value: 171,300 Market: 0 Agricultural: 0 Common: 171,300 PRINTED 08/06/2024 BY SYS