BLOCK 1 LOT 1
IN OR 1282/1857
POINT SOUTH #1 PB 4/73

TOOTHMAN STEVEN & SHERRY
54069 ROY BOOTH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299L-0001-0010

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

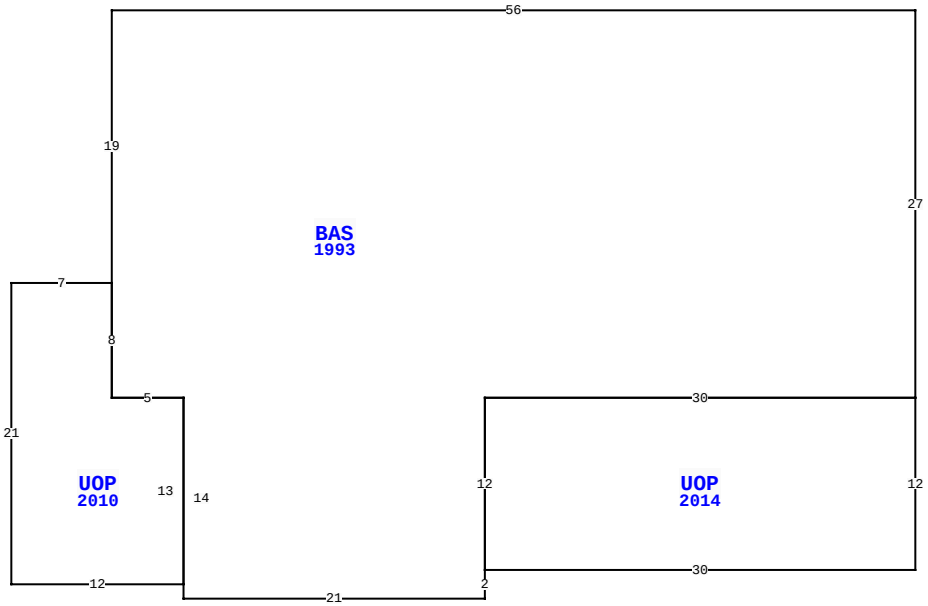
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,806	100	1,806	48,892
UOP	212	25	53	1,435
UOP	360	25	90	2,437
TOTALS	2,378		1,949	52,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,949	128.9200	90.24	175,878	1990	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 1806 HX Base Yr 2003



54069 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		52,763
TOTAL MARKET OB/XF VALUE		3,625
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		101,388
SOH/AGL Deduction		52,058
ASSESSED VALUE		49,330
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,330
TOTAL JUST VALUE		101,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24002	REMODEL	9,630	10/01/2010
B17270	ABV GRND	2,290	01/01/2006
6878	TEMP POLE	0	08/13/1990
8065	MH MOVE-ON	50,000	02/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1282/1857	12/22/2004	QC	U	I	01	41,500
GRANTOR: TOOTHMAN STEVEN						
GRANTEE: TOOTHMAN STEVEN & S						
1101/0887	12/17/2002	WD	Q	I		83,000
GRANTOR: TUELL YVONNE D & MICH						
GRANTEE: TOOTHMAN STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S19 UOP=[YR=2010] W7 S21 E12 N13W5 N8$ S8 E5 S14 E21 N2 UOP=[YR=2014] E30 N12 W30 S12$ N12 E30 N27$.

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	1990	1990	3	68	1,360	
2	0940	SHEDS/PORT	0	100	24	11	264.00	SF	30.00	30.00	100	1987	1987	3	20	1,584	
3	0350	CARPORT WD	0	100	20	10	200.00	SF	13.00	13.00	100	2003	2003	3	21	546	
4	1242	WD DECK A	0	100	10	5	50.00	SF	10.00	10.00	100	2006	2006	3	27	135	

LAND DESCRIPTION

TOTAL OB/XF 3,625

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS