BLOCK 2 LOT 1 R378124
IN OR 373 PG 269
POINT SOUTH UNIT 1 PB 4/73

BEAUREGARD JAMES RAY & ANITA
54087 ROY BOOTH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299L-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

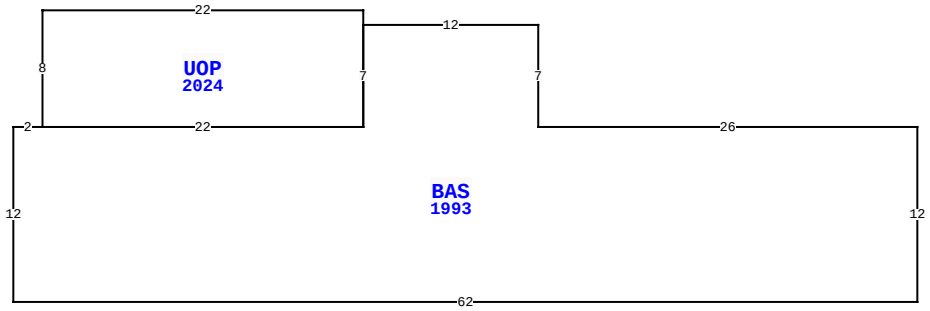
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	828	19,822
UOP	176	25	44	1,053
TOTALS	1,004		872	20,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	872	114.0000	79.80	69,586	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 828 HX Base Yr



54087 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		20,876
TOTAL MARKET OB/XF VALUE		4,284
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		70,160
SOH/AGL Deduction		38,916
ASSESSED VALUE		31,244
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,244
TOTAL JUST VALUE		70,160
NCON VALUE		3,286
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0373/0269	11/01/1982	WD	Q	V		12,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W26 N7 W12 S7 W22 W2 S12 E62 N12 $
UOP=[YR=2024;ORIG=-38,0] W22 N8 E22 S1 S7 $
.

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	20.10	20.10	100	1982	1982	3	20	965	
2	0350	CARPORT WD	0	100	24	26	624.00	SF	8.71	8.71	100	1982	1982	3	20	1,087	
3	0801	ASPHALT A	0	100	0	0	1,200.00	SF	3.00	3.00	100	2024	2008		62	2,232	

LAND DESCRIPTION

TOTAL OB/XF 4,284

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 04/08/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS