BLOCK 2 LOT 2
POINT SOUTH UNIT 1 PB 4/73

ALLEN ETHAN
54095 ROY BOOTH RD
CALLAHAN, FL 32011

2024

37-1N-25-299L-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

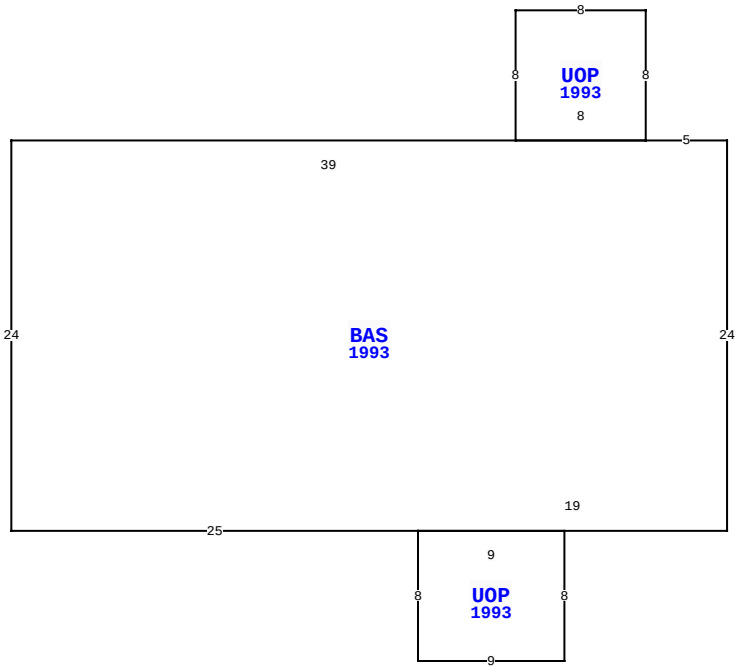
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	21,866
UOP	64	25	16	331
UOP	72	25	18	373
TOTALS	1,192		1,090	22,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,090	98.6000	69.02	75,232	1983	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 1056 HX Base Yr 2024



54095 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		22,570
TOTAL MARKET OB/XF VALUE		2,034
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		69,604
SOH/AGL Deduction		0
ASSESSED VALUE		69,604
TOTAL EXEMPTION VALUE	HX HB DX	49,604
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		69,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2210029	CHNGE SRVC	1,000	11/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2464/0317	5/21/2021	FJ	U	I	11	100
GRANTOR: ALLEN NORMAN ROBERT E						
GRANTEE: ALLEN ETHAN						
2463/1891	5/21/2021	FJ	U	I	11	100
GRANTOR: ALLEN NORMAN ROBERT E						
GRANTEE: ALLEN ETHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 UOP=[YR=1993] N8 W8 S8 E8 $ W39 S24 E25
UOP=[YR=1993] S8 E9 N8 W9$ E19 N24$.

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	4	6	24.00	SF	30.00	30.00	100	1990	1990	3	20	144	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 2,034

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS