BLOCK 2 LOT 5
IN OR 1577/564
POINT SOUTH UNIT 1 PB 4/73

BAKER RANDELL G & NATALIE D
54121 ROY BOOTH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299L-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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
Quality	03	Quality Level 03

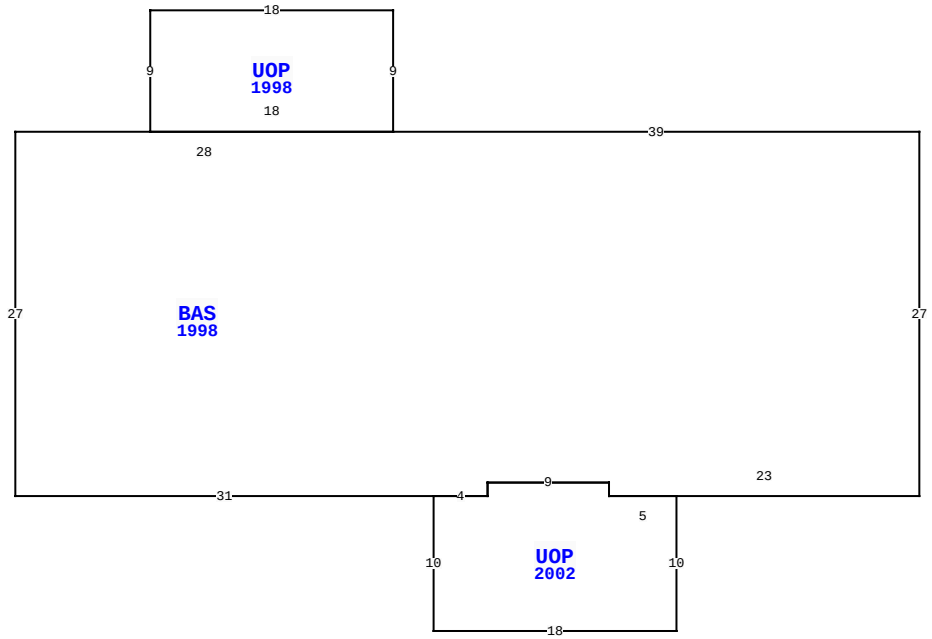
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	63,504
UOP	162	25	40	1,411
UOP	189	25	47	1,658
TOTALS	2,151		1,887	66,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,887	117.6000	88.20	166,433	1997	1997	0	0	0	60.00	40.00

2 M/H 94+ – 0% - 0 Heated Area: 1800 HX Base Yr



54121 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	66,573
TOTAL MARKET OB/XF VALUE	1,693
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	113,266
SOH/AGL Deduction	17,336
ASSESSED VALUE	95,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,930
TOTAL JUST VALUE	113,266
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10373	XFOB	2,400	10/01/2002
MH971652	MH MOVE-ON	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1577/0564	7/17/2008	QC	U	I	01	100
GRANTOR: BABSON FRANCES M						
GRANTEE: BAKER RANDELL G & N						
0862/1552	1/13/1999	WD	U	I	21	79,500
GRANTOR: HANCOCK JOHNNY C & WA						
GRANTEE: BABSON ROY C & FRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W39 UOP=[YR=1998] N9 W18 S9 E18$ W28 S27 E31
UOP=[YR=2002] S10 E18 N10 W5 N1 W9 S1 W4$ E4 N1 E9 S1 E23
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	0350	CARPORT WD	0	0	21	31	651.00	SF	13.00	13.00	100	1975	1975	3	20	1,693	

LAND DESCRIPTION

TOTAL OB/XF 1,693

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	0	0006	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