BLOCK 2 LOT 7
IN OR 1629/582
POINT SOUTH UNIT 1 PB 4/73

GRIFFIN RENA J
54135 ROY BOOTH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299L-0002-0070

BUILDING CHARACTERISTICS

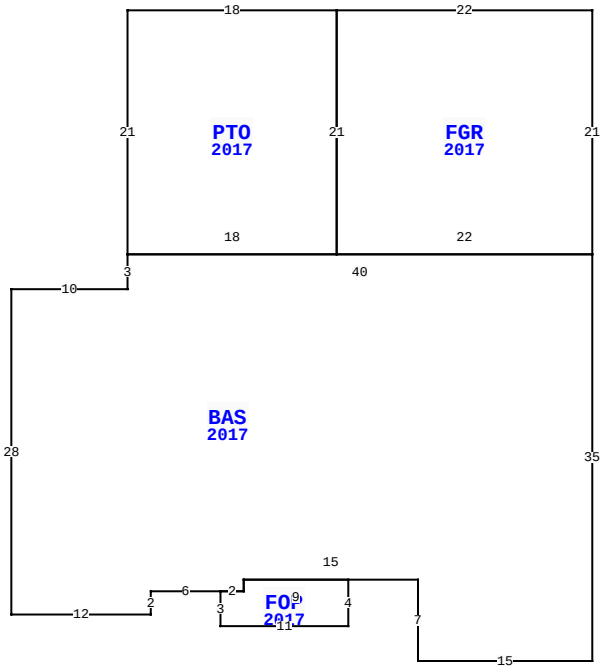
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,519	100	1,519	179,517
FGR	462	55	254	30,019
FOP	42	30	13	1,537
PTO	378	5	19	2,245
TOTALS	2,401		1,805	213,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,805	99.0000	123.75	223,369	2017	2017	0	0	0	4.50	95.50

2 SNGL FAM – 100% - 2010 Heated Area: 1519 HX Base Yr 2010



54135 ROY BOOTH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		213,317
TOTAL MARKET OB/XF VALUE		5,750
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		264,067
SOH/AGL Deduction		98,118
ASSESSED VALUE		165,949
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,949
TOTAL JUST VALUE		264,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001507	CO ISSUED	0	02/24/2017
B1632825	NEW CONSTR	181,014	08/01/2016
7370	XFOB	3,400	07/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1629/0582	6/26/2009	WD	Q	I	01	52,500
GRANTOR: ALFORD CHARLES E						
GRANTEE: GRIFFIN RENA J						
1595/0001	12/01/2008	WD	Q	I		37,000
GRANTOR: BOHANAN PRESTON & DEB						
GRANTEE: ALFORD CHARLES E						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W22 PTO=[YR=2017] W18 S21 BAS=[YR=2017] S3 W10 S28 E12 N2 E6 FOP=[YR=2017] S3 E11 N4 W9 S1 W2$ E2 N1 E15 S7 E15 N35 W40$ E18 N21 $ S21 E22 N21$.

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
2	0811	CONCRETE B	0	100	0	0	1,140.00	SF	5.20	5.20	100	2017	2017	3	97	5,750	

LAND DESCRIPTION

TOTAL OB/XF 5,750

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