BLOCK 3 LOT 3
IN OR 327 PG 812
POINT SOUTH UNIT 1 PB 4/73

HAMMOCK EDDIE K & ELIZABETH
54165 ROY BOOTH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299L-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

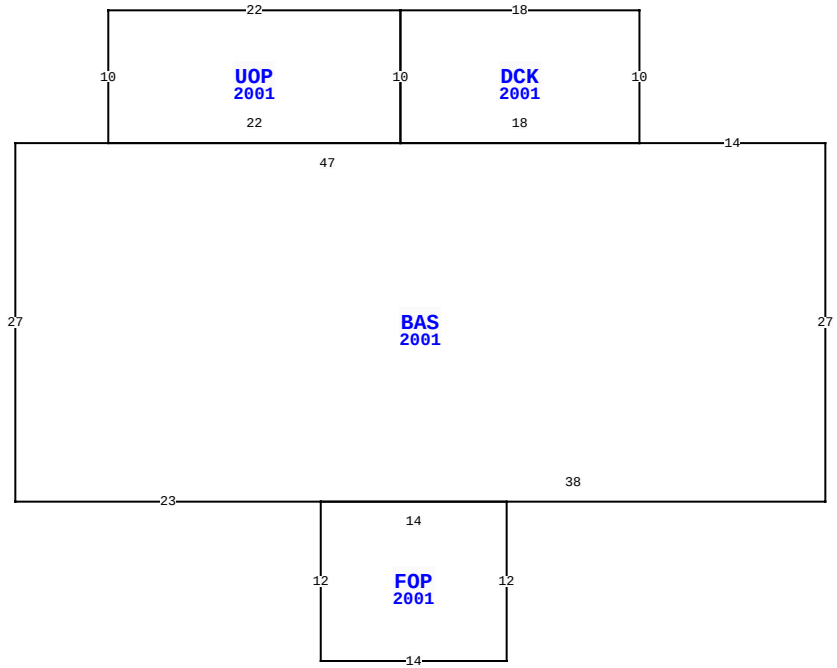
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	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	1,647	100	1,647	40,536
DCK	180	15	27	665
FOP	168	30	50	1,231
UOP	220	25	55	1,354
TOTALS	2,215		1,779	43,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,779	117.2000	82.04	145,949	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1647 HX Base Yr



54165 ROY BOOTH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		43,785
TOTAL MARKET OB/XF VALUE		3,462
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		92,247
SOH/AGL Deduction		52,907
ASSESSED VALUE		39,340
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,340
TOTAL JUST VALUE		92,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0327/0415	12/01/1980	WD	Q	V		7,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 DCK=[YR=2001] N10 W18 UOP=[YR=2001] W22 S10 E22 N10$ S10 E18$ W47 S27 E23 FOP=[YR=2001] S12 E14 N12 W14$ E38 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	1988	1988	3	64	1,280	
2	0510	GARAGE WD-	0	100	21	12	252.00	SF	35.00	35.00	100	1988	1988	3	20	1,764	
3	1242	WD DECK A	0	100	16	5	80.00	SF	9.00	9.00	100	1990	1990	3	20	144	
4	1242	WD DECK A	0	100	19	8	152.00	SF	9.00	9.00	100	1990	1990	3	20	274	

LAND DESCRIPTION

TOTAL OB/XF 3,462

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	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