BLOCK 3 LOT 7
IN OR 2156/1584
POINT SOUTH UNIT 1 PB 4/73

FLEMING NANNETTE G & TED STEELE
54211 ROY BOOTH RD
CALLAHAN, FL 32011

2024

37-1N-25-299L-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		4 100
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

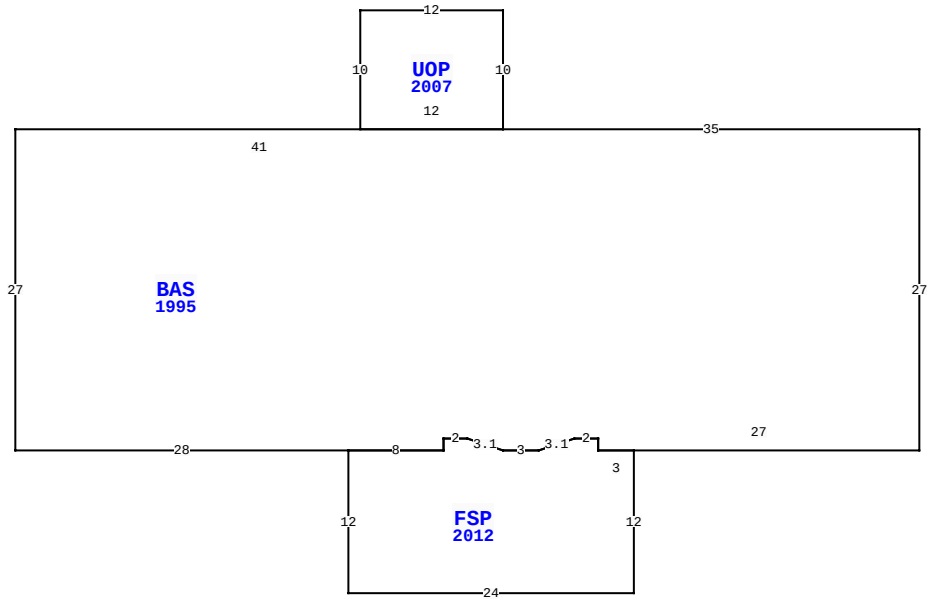
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,045	100	2,045	56,872
FSP	295	60	177	4,922
UOP	120	25	30	834
TOTALS	2,460		2,252	62,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,252	123.6000	92.70	208,760	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2018 Heated Area: 2045 HX Base Yr 2018



54211 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		62,628
TOTAL MARKET OB/XF VALUE		29,132
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		136,760
SOH/AGL Deduction		53,162
ASSESSED VALUE		83,598
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		33,598
TOTAL JUST VALUE		136,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94325	MH MOVE-ON	45,000	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2156/1584	10/02/2017	QC	U	I	11	100
GRANTOR: GILLESPIE CARLENE B						
GRANTEE: FLEMING NANNETTE G						
1474/1589	1/27/2007	WD	U	I	05	62,000
GRANTOR: TAYLOR GLEN						
GRANTEE: GILLESPIE JAMES E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W35 UOP=[YR=2007] N10 W12 S10 E12$ W41 S27 E28
FSP=[YR=2012] S12 E24 N12 W3 N1W2 L3 D1 W3 U1 L3 W2
S1W8$E8 N1E2 R3 D1 E3 U1 R3 E2 S1 E27 N27$.

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	1994	1994	3	76	1,520	
2	0510	GARAGE WD-	0	100	14	20	280.00	SF	26.95	26.95	100	2007	2007	3	48	3,622	
3	0510	GARAGE WD-	0	100	24	34	816.00	SF	35.00	35.00	100	2017	2017	3	84	23,990	

LAND DESCRIPTION

TOTAL OB/XF 29,132

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 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