BLK 2 PT OF LOT 6
IN OR 720/1480
JEHU BOOTHE SURVEY PBK 1/29

BLUE BLOOD PROPERTIES/
PO BOX 1145
CALLAHAN, FL 32011-1145

2025

29-2N-25-3120-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

45529 BOOTH ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,600
TOTAL MARKET VALUE	75,600
SOH/AGL Deduction	40,813
ASSESSED VALUE	34,787
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,787
TOTAL JUST VALUE	75,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,600

ALSO SEE LOT 36

12/22KW: MISC ALUMN STRG = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	12/28/1994	CN	Q	I	01	100

GRANTOR: MARTINEZ HENRY L & BE

GRANTEE: BLUE BLOOD PROPERTI

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0	0006	MU	108.00	160.00	108.00	FF		1.00	1.00	1.00	700.00	700.00	75,600							

REVIEW DATE 06/02/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 07/30/2025 BY SYS