BLK 2 PT OF LOT 6
IN OR 2662/1701
E H BRADDOCKS ADDITION

PONSELL ZEBULIN HAL
45300 BOOTH STREET
CALLAHAN, FL 32011

2025

29-2N-25-3160-0002-0064

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

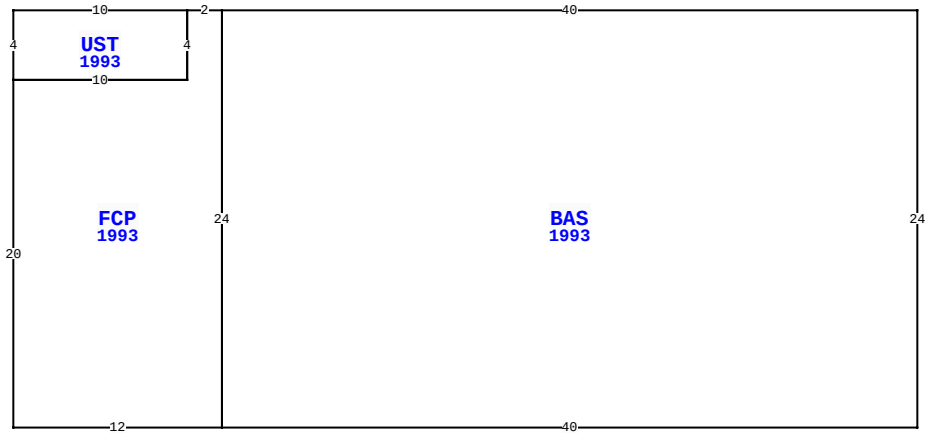
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	89,935
FCP	248	25	1993	62	5,809
UST	40	45	1993	18	1,686
TOTALS	1,248			1,040	97,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,040	111.4560	111.46	115,918	1958	1995	0	0	0	15.95	84.05

1 SINGLE FAM – 0% - 2024 Heated Area: 960 HX Base Yr



45300 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	97,429
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,900
TOTAL MARKET VALUE	165,329
SOH/AGL Deduction	0
ASSESSED VALUE	165,329
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,329
TOTAL JUST VALUE	165,329
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M4574571	H/AC	0	07/01/2022
E22-4571	NEW CONSTR	0	06/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2662/1701	8/21/2023	WD	Q	I	01	195,000
GRANTOR: BRADDOCK CAROL E						
GRANTEE: PONSELL ZEBULIN HAL						
2197/1680	5/16/2018	FJ	U	I	11	100
GRANTOR: EMMI NANCY E ESTATE						
GRANTEE: BROCK DAMON S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FCP=[YR=1993] W2 UST=[YR=1993] W10 S4 E10N4$ S4 W10 S20 E12 N24 $ S24 E40 N24$.

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	RL	97.00	105.00	97.00	FF		1.00	1.00	1.00	700.00	700.00	67,900							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 67,900 Market: 0 Agricultural: 0 Common: 67,900 PRINTED 07/30/2025 BY SYS