BLK 2 PT OF LOT 6
IN OR 2724/39
E H BRADDOCKS ADDITION

MOODY BECKEY LEE
45284 BOOTH ST
CALLAHAN, FL 32011

2025

29-2N-25-3160-0002-0065

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

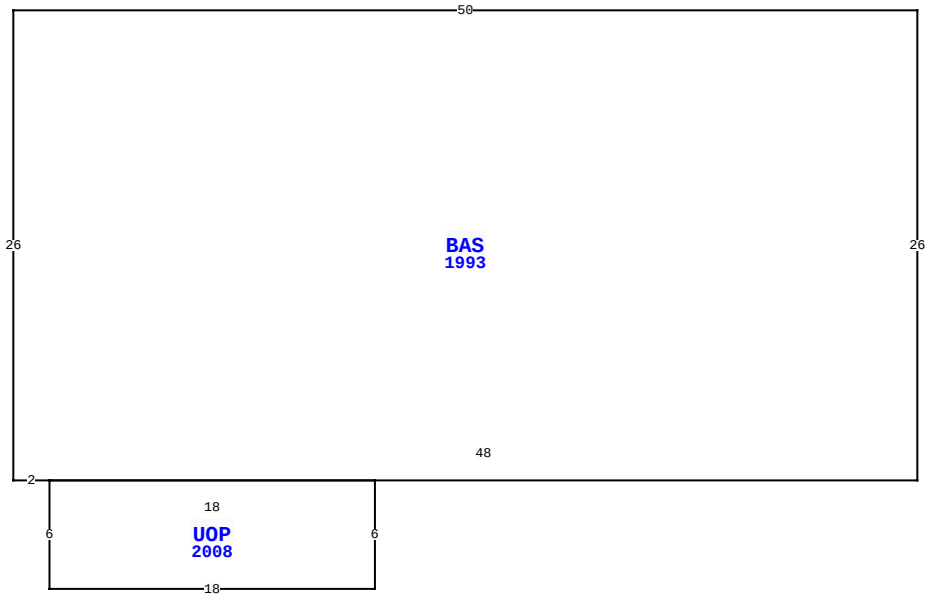
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1993	1,300	99,703
UOP	108	20	2008	22	1,687
TOTALS	1,408			1,322	101,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	101.9200	101.92	134,738	1958	1975	0	0	0	24.75	75.25

1 SINGLE FAM – 0% - 0 Heated Area: 1300 HX Base Yr



45284 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	101,390
TOTAL MARKET OB/XF VALUE	6,059
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	159,949
SOH/AGL Deduction	16,350
ASSESSED VALUE	143,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,599
TOTAL JUST VALUE	159,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,033

SHED & CC NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4075	ELEC OTHER	0	11/02/2016
2309	REMODEL	4,000	06/26/1989
2231	REMODEL	500	08/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/39	7/10/2024	WD	U	I	11	100
GRANTOR: LONG LAURIE LYNN						
GRANTEE: MOODY BECKEY LEE						
2237/1718	11/09/2018	SW	U	I	11	100
GRANTOR: LONG CECIL S						
GRANTEE: LONG LAURIE LYNN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S26 E2 UOP=[YR=2008] S6 E18 N6 W18 $ E48 N26 $.

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	0350	CARPORT WD	0	0	9	22	198.00	SF	13.00	13.00	100	1987	1987	3	20	515	
2	0940	SHEDS/PORT	0	0	13	15	195.00	SF	20.10	20.10	100	1990	1990	3	20	784	
3	0811	CONCRETE B	0	0	0	0	1,413.00	SF	5.20	5.20	100	1987	1987	3	49.5	3,637	
4	0811	CONCRETE B	0	0	0	0	240.00	SF	5.20	5.20	100	2010	2010	3	90	1,123	

LAND DESCRIPTION

TOTAL OB/XF 6,059

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	75.00	202.00	75.00	FF		1.00	1.00	1.00	700.00	700.00	52,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS