BLOCK 4 PT LOTS 3 & 6
IN OR 2672/448
E H BRADDOCK ADD TO TOWN OF CALL

JOHNS ETHAN R
45126 BOOTH ST
CALLAHAN, FL 32011

2025

29-2N-25-3160-0004-0063

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	NEW	N/A 0
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
Quality	04	Quality Level 04

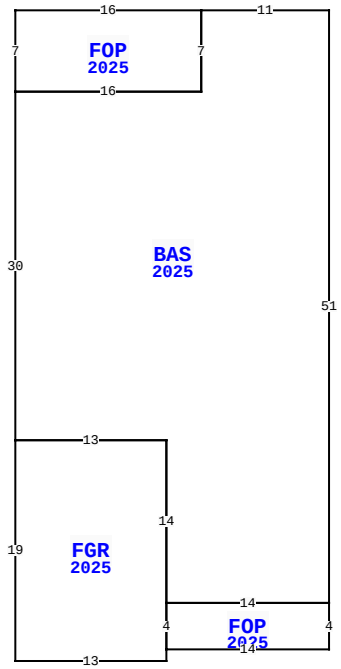
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,083	100	2025	1,083	181,088
FGR	247	55	2025	136	22,741
FOP	56	30	2025	17	2,843
FOP	112	30	2025	34	5,685
TOTALS	1,498			1,270	212,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,270	126.6720	167.21	212,357	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1083 HX Base Yr 2025



45126 BOOTH ST, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		212,357
TOTAL MARKET OB/XF VALUE		4,017
TOTAL LAND VALUE - MARKET		44,275
TOTAL MARKET VALUE		260,649
SOH/AGL Deduction		0
ASSESSED VALUE		260,649
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		209,927
TOTAL JUST VALUE		260,649
NCON VALUE		216,374
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B-4722	SFR	150,000	11/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2672/448	9/29/2023	SW	Q	V	01	52,000
GRANTOR: CLASS INVESTMENTS COM						
GRANTEE: JOHNS ETHAN R						
2547/1304	3/08/2022	WD	Q	V	03	170,000
GRANTOR: BRADDOCK DONALD G & L						
GRANTEE: CLASS INVESTMENTS C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=26,17] N7 E11 S51 W14 N14 W13 N30 E16 $
FGR=[YR=2025;ORIG=23,47] W13 S19 E13 N1 N4 N14 $
FOP=[YR=2025;ORIG=26,17] W16 N7 E16 S7 $
FOP=[YR=2025;ORIG=23,61] E14 S4 W14 N4 $
.

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	0810	CONCRETE A	0	100	0	0	618.00	SF	6.50	6.50	100	2025	2024		100	4,017	

LAND DESCRIPTION

TOTAL OB/XF 4,017

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	100			55.00	257.00	55.00	FF		1.00	1.00	1.15	700.00	805.00	44,275							

REVIEW DATE 12/03/2024 BY TW Total Acres: 0.00 Total Land Value: 44,275 Market: 0 Agricultural: 0 Common: 44,275 PRINTED 07/30/2025 BY SYS