BLOCK 4 PT LOTS 3 & 6
IN OR 2750/595
E H BRADDOCK ADD TO TOWN OF CALL

JONES ETHAN R
45126 BOOTH STREET
CALLAHAN, FL 32011

2025

29-2N-25-3160-0004-0064

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

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	44,275
TOTAL MARKET VALUE	44,275
SOH/AGL Deduction	0
ASSESSED VALUE	44,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,275
TOTAL JUST VALUE	44,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2750/595	11/13/2024	WD	Q	V	01	56,000
GRANTOR: TBB PROPERTIES LLC						
GRANTEE: JONES ETHAN R						
2672/442	10/29/2023	SW	Q	V	01	52,000
GRANTOR: CLASS INVESTMENTS COM						
GRANTEE: TBB PROPERTIES LLC						

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			55.00	250.00	55.00	FF		1.00	1.00	1.15	700.00	805.00	44,275							

REVIEW DATE 11/17/2023 BY KWA Total Acres: 0.00 Total Land Value: 44,275 Market: 0 Agricultural: 0 Common: 44,275 PRINTED 07/30/2025 BY SYS