

BLOCK 3 LOT 1 (EX S14 FT)
IN OR 836/119
WILSON & OGILVIE SUB DB B9/500

CLIFTON STEVEN COLT & JEANNE C
45161 BOOTH STREET
CALLAHAN, FL 32011

2025

29-2N-25-3220-0003-0011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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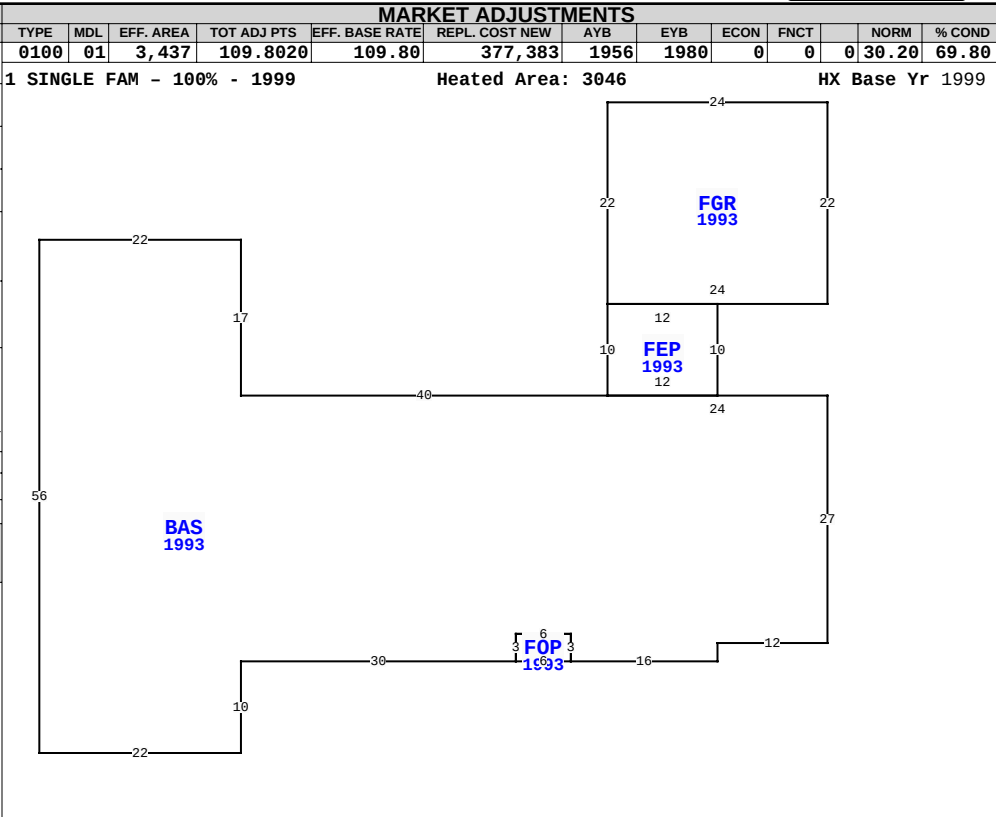
NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,046	100	1993	3,046	233,447
FEP	120	80	1993	96	7,358
FGR	528	55	1993	290	22,226
FOP	18	30	1993	5	383

TOTALS	3,712			3,437	263,413
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	3,685.00	SF	4.00	4.00	
3	0845	KOOL DECK	0	100	0	0	1,044.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	RL	196.00	210.00	196.00	FF	



45161 800TH ST, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
7,695											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		263,413	
TOTAL MARKET OB/XF VALUE		7,695	
TOTAL LAND VALUE - MARKET		137,200	
TOTAL MARKET VALUE		408,308	
SOH/AGL Deduction		221,713	
ASSESSED VALUE		186,595	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		135,873	
TOTAL JUST VALUE		408,308	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		397,516	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2124	N/A	4,000	03/16/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0836/0119	6/03/1998	WD	Q	I		135,000	
GRANTOR: HARDY JOHN STUART & R							
GRANTEE: CLIFTON STEVEN COLT							
0429/0016	8/01/1984	PR	Q	I		85,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W24 S22 FEP=[YR=1993] S10 BAS=[YR=1993] W40 N17 W22 S56 E22 N10 E30 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E16 N2 E12 N27 W24\$ E12 N10 W12\$ E24 N22\$.											