BLK 4 PT OF LOT 1 A/K/A LOT C
IN OR 610 PG 129
WILSON & OGILVIE SUB DB B-9/50

HOLLAND JANET L
45057 BOOTH STREET
CALLAHAN, FL 32011

2025

29-2N-25-3220-0004-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

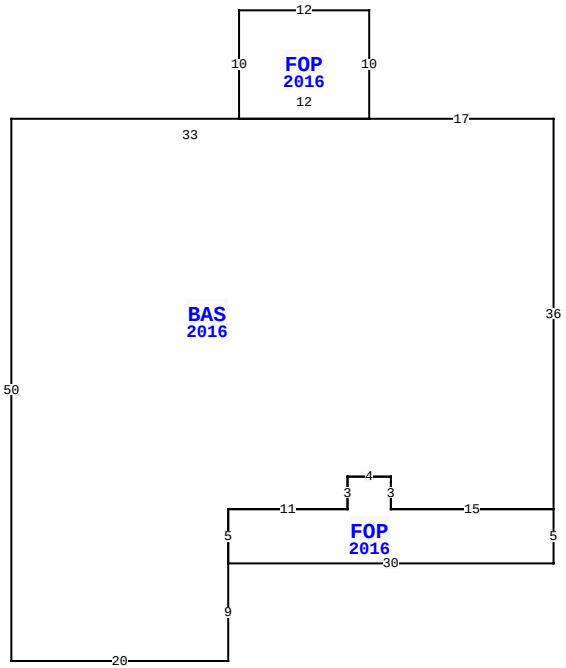
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100	2016	2,068	256,437
FOP	120	30	2016	36	4,464
FOP	162	30	2016	49	6,077
TOTALS	2,350			2,153	266,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,153	128.4976	128.50	276,660	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 0 Heated Area: 2068 HX Base Yr 1991



45057 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		266,977
TOTAL MARKET OB/XF VALUE		18,255
TOTAL LAND VALUE - MARKET		67,900
TOTAL MARKET VALUE		353,132
SOH/AGL Deduction		182,907
ASSESSED VALUE		170,225
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,503
TOTAL JUST VALUE		353,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3996	NEW CONSTR	0	03/23/2016
2213	REPAIR/RRF	0	09/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0610/0129	10/18/1990	WD	Q	I		60,000
GRANTOR: ROPER THOMAS ET AL						
GRANTEE: HOLLAND ROBT JR & J						
0589/0332	1/30/1990	QC	Q	I	01	100
GRANTOR: ROPER THOMAS						
GRANTEE: ROPER THOMAS ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] N10 W12 S10 E12$ W33 S50 E20 N9 FOP=[YR=2016] E30 N5 W15 N3 W4 S3 W11 S5$ N5 E11 N3 E4 S3 E15 N36$.

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	0812	CONCRETE C	0	100	0	0	1,871.00	SF	4.00	4.00	100	1990	1990	3	57	4,266	
2	0810	CONCRETE A	0	100	0	0	395.00	SF	6.50	6.50	100	2016	2016	3	95	2,439	
3	0510	GARAGE WD-	0	100	22	20	440.00	SF	35.00	35.00	100	2015	2015	3	75	11,550	

LAND DESCRIPTION

TOTAL OB/XF 18,255

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	0006	RL	97.00	210.00	97.00	FF		1.00	1.00	1.00	700.00	700.00	67,900							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 67,900 Market: 0 Agricultural: 0 Common: 67,900 PRINTED 07/30/2025 BY SYS