BLOCK 4 PT OF LOT 2 (S-1)
SUB LOT D
IN OR 2244/1214

BAKER DERRICK W
45037 BOOTH ST
CALLAHAN, FL 32011

2025

29-2N-25-3220-0004-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

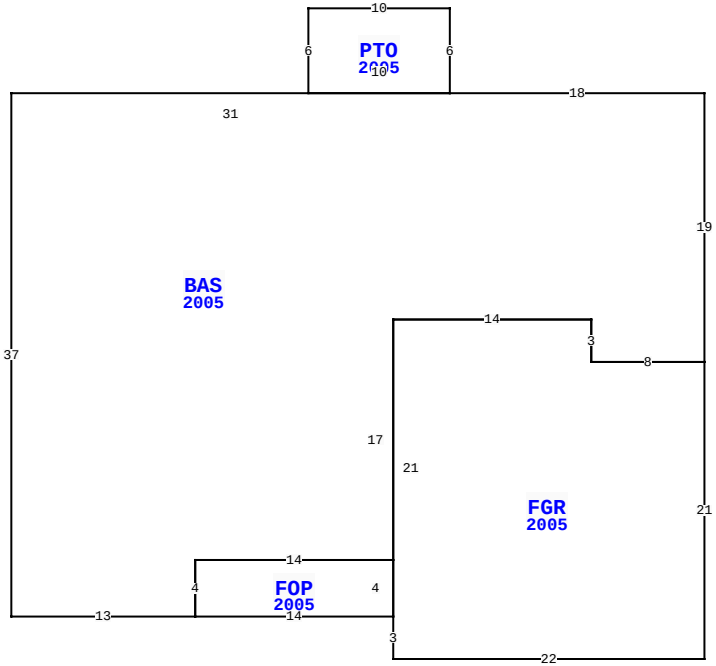
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,319	100	2005	1,319	173,830
FGR	504	55	2005	277	36,506
FOP	56	30	2005	17	2,240
PTO	60	5	2005	3	396
TOTALS	1,939			1,616	212,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,616	111.2412	146.84	237,293	2005	2005	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 2020 Heated Area: 1319 HX Base Yr 2020



45037 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		212,970
TOTAL MARKET OB/XF VALUE		7,353
TOTAL LAND VALUE - MARKET		72,100
TOTAL MARKET VALUE		292,423
SOH/AGL Deduction		120,427
ASSESSED VALUE		171,996
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,274
TOTAL JUST VALUE		292,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M4647	MECHANICAL		03/01/2023
B2789	NEW CONSTR	67,509	05/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2244/1214	12/18/2018	WD	Q	I	01	182,500
GRANTOR: NYE RICHARD M						
GRANTEE: BAKER DERRICK W						
1533/1093	11/01/2007	WD	Q	I		169,500
GRANTOR: TRAWICK RUSSELL A & C						
GRANTEE: NYE RICHARD M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 PTO=[YR=2005] N6 W10 S6 E10$ W31 S37 E13
FOP=[YR=2005] E14 FGR=[YR=2005] S3 E22 N21 W8 N3 W14 S21$ N4
W14 S4$ N4 E14 N17 E14 S3 E8 N19$.

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	0811	CONCRETE B	0	100	0	0	822.00	SF	5.20	5.20	100	2005	2005	3	84	3,590	
2	0476	VF 6 SBPL	1	100	0	0	120.00	LF	32.00	32.00	100	2023	2022		98	3,763	

LAND DESCRIPTION

TOTAL OB/XF 7,353

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	103.00	107.00	103.00	FF		1.00	1.00	1.00	700.00	700.00	72,100							

REVIEW DATE 07/13/2023 BY KWX Total Acres: 0.00 Total Land Value: 72,100 Market: 0 Agricultural: 0 Common: 72,100 PRINTED 07/30/2025 BY SYS