IN OR 1376/1201
FTWD 2003 DW/MH

BEDELL DEBERA K &/LESTER JOHN P
54302 ROY BOOTH RD
CALLAHAN, FL 32011

2025

37-1N-25-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

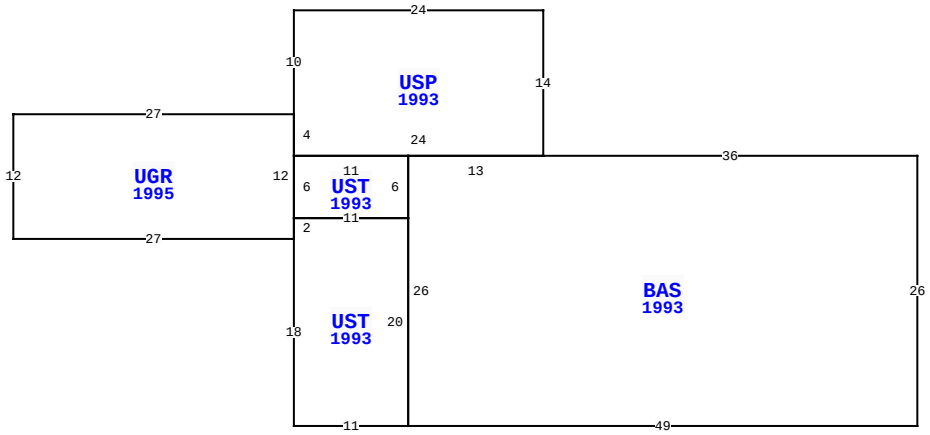
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	1993	1,274	102,668
UGR	324	45	1995	146	11,766
USP	336	30	1993	101	8,139
UST	66	45	1993	30	2,418
UST	220	45	1993	99	7,978
TOTALS	2,220			1,650	132,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,650	105.0000	105.00	173,250	1960	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 0% - 2017 Heated Area: 1274 HX Base Yr 2017



54302 ROY BOOTH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		268,814
TOTAL MARKET OB/XF VALUE		10,809
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		474,623
SOH/AGL Deduction		171,558
ASSESSED VALUE		303,065
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		252,343
TOTAL JUST VALUE		474,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614824	REPAIR/RRF	10,000	02/01/2016
E11811	NEW CONSTR	0	10/01/2003
MH4209	MH MOVE-ON	0	09/01/2003
M95918	H/AC	0	01/01/1995
8348	MH MOVE-ON	1,000	10/24/1990
6002	CHNGE SRVC	12	06/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/1201	12/27/2005	QC	Q	I	01	100
GRANTOR: LESTER GRANT L						
GRANTEE: LESTER GRANT L ETAL						
0243/0559	7/01/1977	WD	U	I		22,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 USP=[YR=1993] N14 W24 S10 UGR=[YR=1995] W27 S12 E27 UST=[YR=1993] S18 E11 N20 UST=[YR=1993] N6 W11 S6 E11 $ W11 S2 $ N12 $ S4 E24 $ W13 S26 E49 N26 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	21	735	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1955	1955	3	20	1,200	
3	0680	POLE SHED	0	100	50	40	2,000.00	SF	10.00	10.00	100	1960	1960	3	20	4,000	
4	0940	SHEDS/PORT	0	0	18	12	216.00	SF	19.50	19.50	100	2001	2001	3	20	842	
5	0940	SHEDS/PORT	0	0	20	12	240.00	SF	21.30	21.30	100	1999	1999	3	20	1,022	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 10,809

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	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 04/01/2024 BY TWWW Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS

IN OR 1376/1201
FTWD 2003 DW/MH

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CALLAHAN, FL 32011

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	01	Quality Level 01

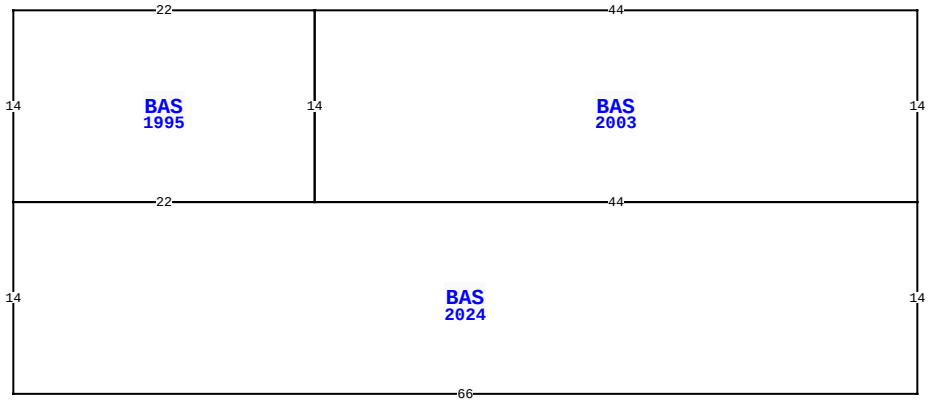
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	308	100	1995	308	4,716
BAS	616	100	2003	616	9,432
BAS	924	100	2024	924	14,148
TOTALS	1,848			1,848	28,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,848	63.8000	51.04	94,322	1993	1993	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2017 Heated Area: 1848 HX Base Yr 2017



54302 ROY BOOTH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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TOTAL MARKET VALUE		474,623
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ASSESSED VALUE		303,065
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		252,343
TOTAL JUST VALUE		474,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5758	ADDITION	3,780	05/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/1201	12/27/2005	QC	Q	I	01	100
GRANTOR: LESTER GRANT L						
GRANTEE: LESTER GRANT L ETAL						
0243/0559	7/01/1977	WD	U	I		22,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W44 S14 E44 N14 $
BAS=[YR=1995;ORIG=-44,0] W22 S14 E22 N14 $
BAS=[YR=2024;ORIG=-66,14] E22 E44 S14 W66 N14 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/01/2024 BY TWWW Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS

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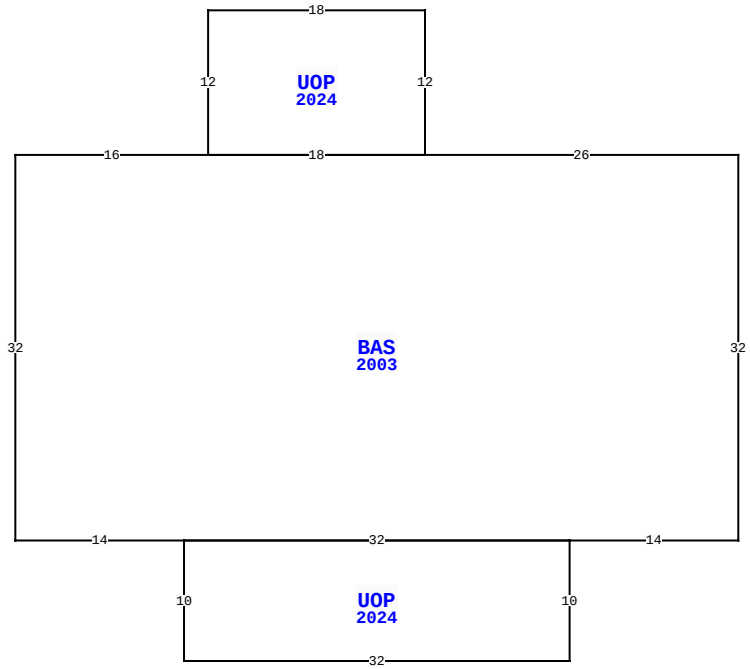
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2003	1,920	100,531
UOP	216	25	2024	54	2,828
UOP	320	25	2024	80	4,189
TOTALS	2,456			2,054	107,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,054	123.2000	104.72	215,095	2003	2003	0	0	0	50.00	50.00

3 M/H 94+ – 100% - 2017 Heated Area: 1920 HX Base Yr 2017



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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

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Tax Group: 6	Tax Dist:	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: LESTER GRANT L						
GRANTEE: LESTER GRANT L ETAL						
0243/0559	7/01/1977	WD	U	I		22,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W26 W18 W16 S32 E14 E32 E14 N32 $
UOP=[YR=2024;ORIG=-46,32] E32 S10 W32 N10 $
UOP=[YR=2024;ORIG=-44,0] E18 N12 W18 S12 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/01/2024 BY TWWW Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS