IN OR 2673 PG 841

SOULHOUSE TRUST/HENDRICKS MATTHEW WAYNE TRUSTEE
54234 ROY BOOTH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-0000-0010-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

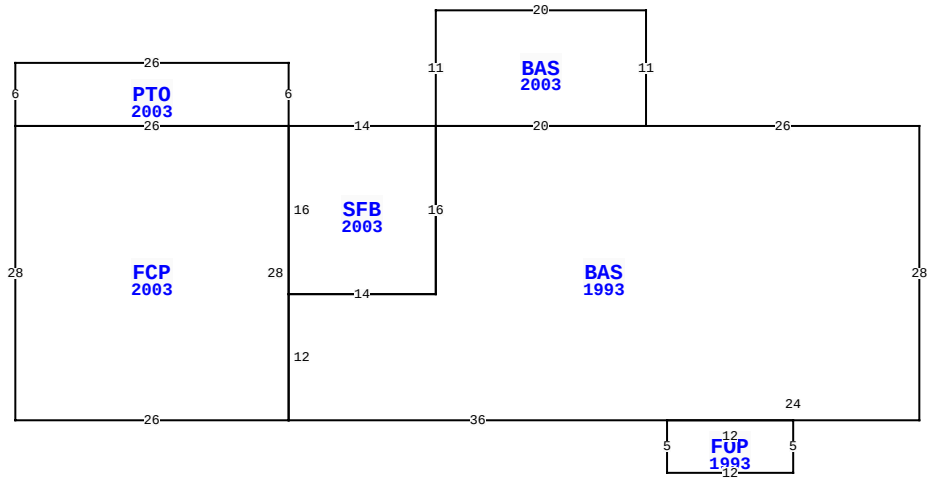
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,456	100	1993	1,456	136,667
BAS	220	100	2003	220	20,650
FCP	728	25	2003	182	17,083
FOP	60	30	1993	18	1,690
PTO	156	5	2003	8	751
SFB	224	80	2003	179	16,802
TOTALS	2,844			2,063	193,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,063	113.0920	113.09	233,305	1964	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 0 Heated Area: 1855 HX Base Yr 1993



54234 ROY BOOTH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		193,643
TOTAL MARKET OB/XF VALUE		4,202
TOTAL LAND VALUE - MARKET		148,200
TOTAL MARKET VALUE		346,045
SOH/AGL Deduction		175,598
ASSESSED VALUE		170,447
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,725
TOTAL JUST VALUE		346,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000820	REPAIR/RRF	14,000	01/28/2020
R5677	REPAIR/RRF	1,000	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/841	9/29/2023	QC	U	I	11	100
GRANTOR: HENDRICKS MATTHEW W &						
GRANTEE: SOULHOUSE TRUST						
0666/0465	9/04/1992	WD	Q	I	01	25,600
GRANTOR: STRAUKAS CHARLES K						
GRANTEE: HENDRICKS MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 BAS=[YR=2003] N11 W20 S11 SFB=[YR=2003] W14 PTO=[YR=2003] N6 W26 S6 FCP=[YR=2003] S28 E26 N28 W26 $ E26 $ S16 E14 N16 $ E20 $ W20 S16 W14 S12 E36 FOP=[YR=1993] S5 E12 N5 W12 $ E24 N28 $.

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	1076	TRELLIS A	0	100	10	10	100.00	SF	7.50	7.50	100	2003	2003	3	29	218	
2	0812	CONCRETE C	0	100	120	10	1,200.00	SF	4.00	4.00	100	2004	2004	3	83	3,984	

LAND DESCRIPTION

TOTAL OB/XF 4,202

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	OR	0.00	0.00	7.60	AC		1.00	1.00	1.00	19,500.00	19,500.00	148,200							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 7.60 Total Land Value: 148,200 Market: 0 Agricultural: 0 Common: 148,200 PRINTED 07/30/2025 BY SYS