



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	02	WALL BD/WD 100			
Interior Floo	05	ASPH TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		0 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	5000	IMPROVED AG			
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	1,170	100	1993	1,170	71,559
FEP	240	80	2012	192	11,743
FUS	780	100	1993	780	47,706
PTO	680	5	2012	34	2,079
UGR	810	45	1993	364	22,263
UOP	55	20	1993	11	673
UST	70	45	2012	32	1,957
TOTALS	3,805			2,583	157,979

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,583	85.5360	85.54	220,950	1964	1970	0	0	28.50	71.50
1 SINGLE FAM - 100% - 0 Heated Area: 1950 HX Base Yr 1988											
45 10 20 12 10 15 7 10 20 15 25 27 29 5 5 PTO 2012 FEP 2012 UST 2012 BAS 1993 UGR 1993 UOP 1993 30 26 30 26 30 FUS 1993											
54212 ROY BOOTH RD, CALLAHAN											
BLD DATE						LGL DATE		05/21/2025 MLU			
XF DATE						LAND DATE		02/26/2025 KBA			
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				157,979			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				186,855			
TOTAL MARKET VALUE				232,158			
SOH/AGL Deduction				128,566			
ASSESSED VALUE				103,592			
TOTAL EXEMPTION VALUE				HX HB 50,722			
BASE TAXABLE VALUE				52,870			
TOTAL JUST VALUE				344,834			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				301,889			

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	
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,000								
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.89	AC		1.00	1.00	1.00	370.00	370.00	2,179								
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.89	AC		1.00	1.00	1.00	19,500.00	19,500.00	114,855								
REVIEW DATE		04/14/2020		BY KBA		Total Acres: 7.49		Total Land Value: 74,179				Market: 114,855				Agricultural: 2,179		Common: 72,000		PRINTED 07/30/2025 BY SYS					