PARCELS 15-2 & 15-4
IN OR 2739/1073
EX R/W PT OR 578/1195

ESCOBAR KIMBERLY A
7950 CONCORD BLVD
JACKSONVILLE, FL 32208

2025

37-1N-25-0000-0015-0020

BUILDING CHARACTERISTICS

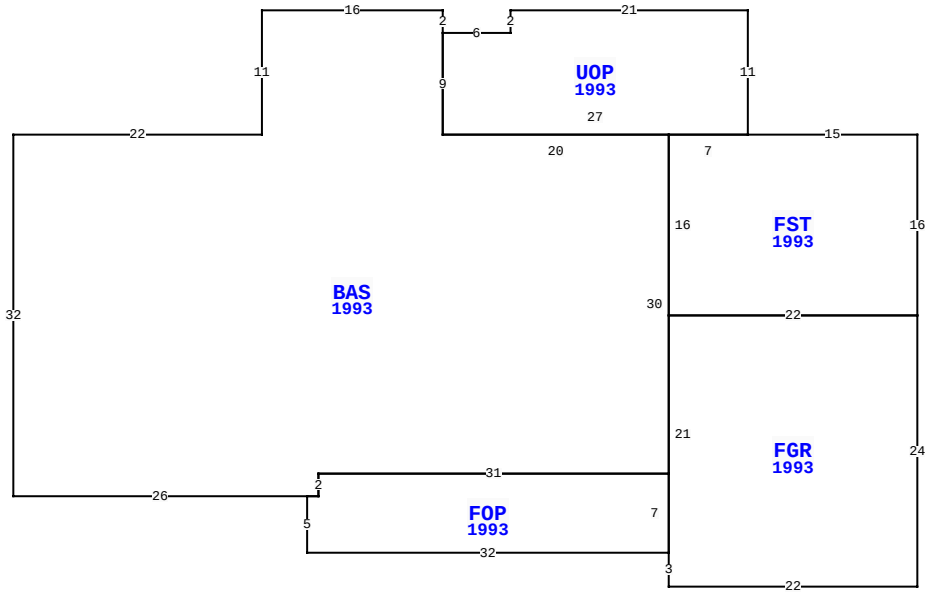
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,970	100	1993	1,970	150,927
FGR	528	55	1993	290	22,218
FOP	222	30	1993	67	5,133
FST	352	55	1993	194	14,863
UOP	285	20	1993	57	4,367
TOTALS	3,357			2,578	197,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,578	105.6000	105.60	272,237	1978	1985	0	0	0	27.45	72.55

1 SINGLE FAM – 0% - 2025 Heated Area: 1970 HX Base Yr



54024 ROY BOOTH RD, CALLAHAN

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

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	0	0	0	3,570.00	SF	3.00	3.00	100	1980	1980	3	30	3,213	
2	0351	CARPORT MT	0	0	14	32	448.00	SF	4.00	4.00	100	1999	1999	3	20	358	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	197,508
TOTAL MARKET OB/XF VALUE	4,971
TOTAL LAND VALUE - MARKET	67,050
TOTAL MARKET VALUE	269,529
SOH/AGL Deduction	0
ASSESSED VALUE	269,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,529
TOTAL JUST VALUE	269,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,514

CC DRVWY ADJSTD FOR CONDTN: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-06009	REPLACE GARAGE DO	2,326	04/18/2022
B996396	CARPORT	4,032	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/1073	9/20/2024	LE	U	I	11	100
GRANTOR: ASPINWALL BONNIE S						
GRANTEE: ESCOBAR KIMBERLY A						
1184/1267	10/29/2003	WD	Q	I		120,000
GRANTOR: WHITE BERNICE W TRUST						
GRANTEE: ASPINWALL BONNIE S						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W15 UOP=[YR=1993] N11 W21 S2 W6 BAS=[YR=1993] N2 W16 S11 W22 S32 E26 FOP=[YR=1993] S5 E32 FGR=[YR=1993] S3 E22 N24 W22 S21$ N7 W31 S2 W1$ E1 N2 E31 N30 W20 N9$ S9 E27$ W7 S16 E22 N16$.

LAND DESCRIPTION

TOTAL OB/XF 4,971

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	0	0006	OR	0.00	0.00	1.49	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,050							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.49 Total Land Value: 67,050 Market: 0 Agricultural: 0 Common: 67,050 PRINTED 07/30/2025 BY SYS