BLOCK 1 LOT 71
2006 HOMI DW/MH
SHEFFIELD VILLAGE PB 5/28 & 29

FORTINI EMILY/HARRISON WILL
54285 ROY BOOTH RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0710

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

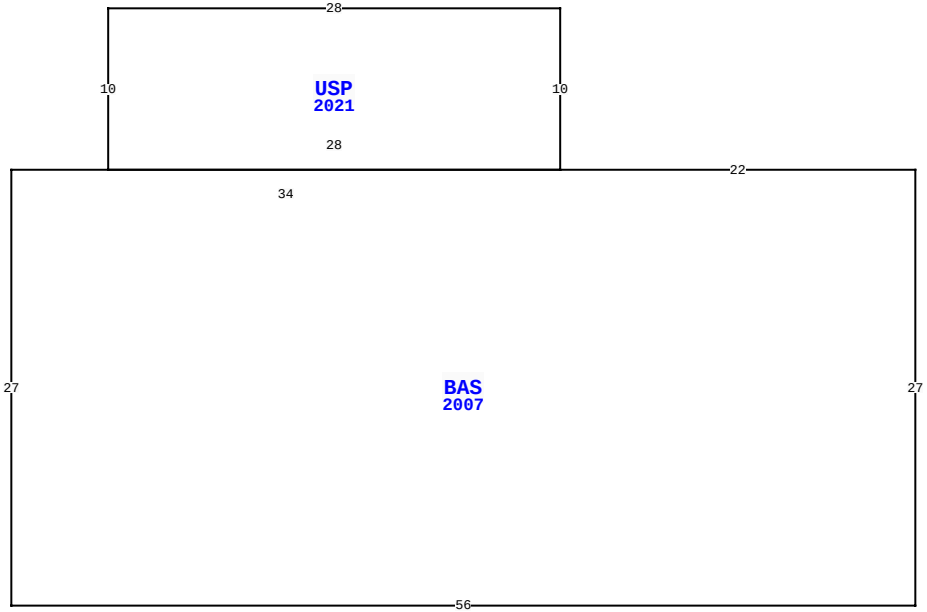
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2007	1,512	124,676
USP	280	50	2021	140	11,544
TOTALS	1,792			1,652	136,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,652	151.5800	128.84	212,844	2006	2010	0	0	0	36.00	64.00

2 M/H 94+ – 100% - 2022 Heated Area: 1512 HX Base Yr 2022



BLD DATE	11/07/2007 DJ	LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

54285 ROY BOOTH RD, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		136,220
TOTAL MARKET OB/XF VALUE		21,150
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		207,370
SOH/AGL Deduction		46,871
ASSESSED VALUE		160,499
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,777
TOTAL JUST VALUE		207,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4946	CO ISSUED	0	06/01/2007
MH074946	MH MOVE-ON	0	06/01/2007
E19356	ELEC OTHER	0	06/01/2007
M12985	MECH OTHER	0	06/01/2007
P12452	OTHER	0	06/01/2007
MH982196	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/0282	11/05/2021	WD	Q	I	02	193,000
GRANTOR: WEBB WILLIAM V & MARY						
GRANTEE: FORTINI EMILY & WIL						
2478/0974	7/09/2021	QC	U	I	11	100
GRANTOR: PHILPOTT MARY K						
GRANTEE: WEBB WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 USP=[YR=2021] N10 W28 S10 E28$ W34 S27 E56 N27$.

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	1,070.00	SF	5.20	5.20	100	2021	2021	3	99	5,508	
2	1242	WD DECK A	0	100	0	0	898.00	SF	10.00	10.00	100	2021	2021	3	90	8,082	
3	0940	SHEDS/PORT	0	100	0	0	240.00	SF	30.00	30.00	100	2021	2021	3	90	6,480	
4	0351	CARPORT MT	0	100	0	0	120.00	SF	10.00	10.00	100	2021	2021	3	90	1,080	

LAND DESCRIPTION

TOTAL OB/XF 21,150

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/16/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS