BLOCK 1 LOT 74
IN OR 2696/1462
SHEFFIELD VILLAGE PB 5/28 & 29

HOBLIT GABRIAL/MRGICH ALENA NOEL
54273 ROY BOOTH RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0740

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

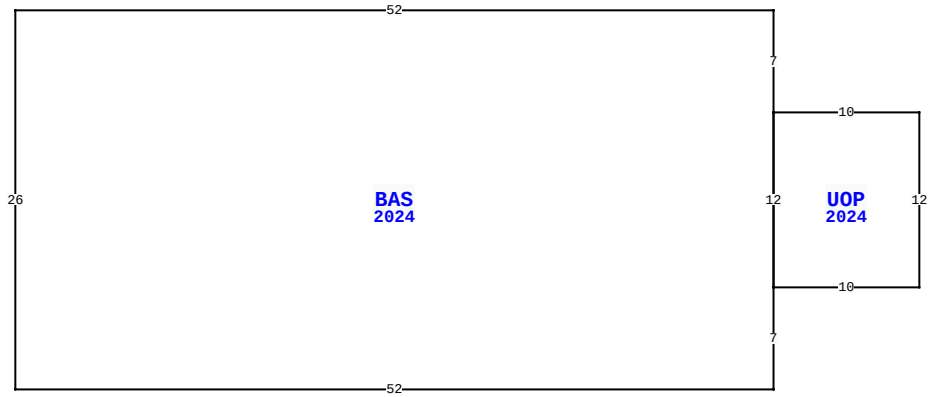
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	2024	1,352	156,770
UOP	120	25	2024	30	3,479
TOTALS	1,472			1,382	160,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,382	139.2000	118.32	163,518	2022	2022	0	0	0	2.00	98.00

2 M/H 94+ – 50% - 2025 Heated Area: 1352 HX Base Yr 2025



54273 ROY BOOTH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		160,248
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		210,248
SOH/AGL Deduction		0
ASSESSED VALUE		210,248
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		159,526
TOTAL JUST VALUE		210,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH23-10721	CO		10/16/2023
MH23-10721	REPLACEMENT DW		08/25/2023
7186	MH MOVE-ON	18,800	03/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2696/1462	2/27/2024	WD	Q	I	01	249,000
GRANTOR: CRUMBLEY JUSTIN						
GRANTEE: MRGICH ALENA NOEL						
2531/1021	1/20/2022	WD	Q	I	01	60,000
GRANTOR: GRIFFIN CAROLYN ANN &						
GRANTEE: CRUMBLEY JUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E52 S7 S12 S7 W52 N26 $
UOP=[YR=2024;ORIG=82,17] E10 S12 W10 N12 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/21/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS