BLK 1 PT OF LOT 4
IN OR 637/872
JEHU BOOTHE SURVEY PBK 1/29

WILSON PHILIP/WILSON TIFFANY
45496 BOOTH ST
CALLAHAN, FL 32011

2026

29-2N-25-3120-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

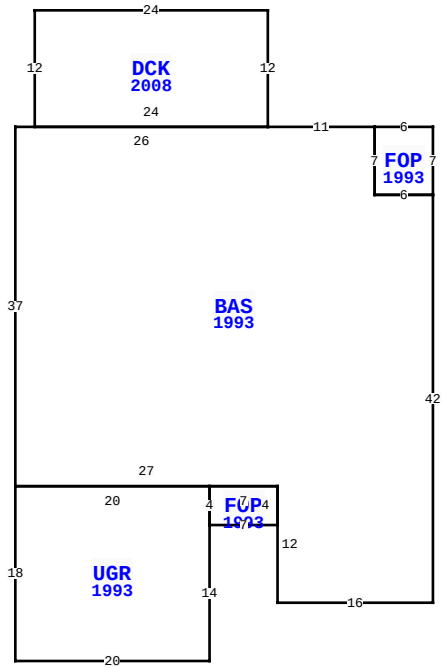
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,741	100	1993	1,741	163,979
DCK	288	10	2008	29	2,731
FOP	28	30	1993	8	753
FOP	42	30	1993	13	1,225
UGR	360	45	1993	162	15,258
TOTALS	2,459			1,953	183,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,953	110.7400	116.28	227,095	1987	1987	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2026 Heated Area: 1741 HX Base Yr



45496 BOOTH ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	183,947
TOTAL MARKET OB/XF VALUE	2,030
TOTAL LAND VALUE - MARKET	44,200
TOTAL MARKET VALUE	230,177
SOH/AGL Deduction	0
ASSESSED VALUE	230,177
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,177
TOTAL JUST VALUE	230,177
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2129	N/A	80,000	03/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2846/318	2/07/2026	FJ	U	I	11	0
GRANTOR: WILSON PEGGY DOWLING						
GRANTEE: WILSON PHILIP						
2815/1379	9/13/2025	FJ	U	I	11	0
GRANTOR: WILSON PEGGY LYNNE ES						
GRANTEE: WILSON PHILIP						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W6 BAS=[YR=1993] W11 DCK=[YR=2008] N12 W24 S12 E24$ W26 S37 UGR=[YR=1993] S18 E20 N14 FOP=[YR=1993] E7N4 W7 S4$ N4 W20$ E27 S12 E16 N42 W6 N7$ S7 E6 N7$.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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	MU	65.00	118.00	65.00	FF		1.00	1.00	1.00	680.00	680.00	44,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 44,200 Market: 0 Agricultural: 0 Common: 44,200 PRINTED 07/09/2026 BY SYS