BLK 2 PT LOT 6
IN OR 2241/935
(EX PT IN OR 2601/1585)

BLUE BLOOD PROPERTIES/
PO BOX 1145
CALLAHAN, FL 32011

2026

29-2N-25-3120-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

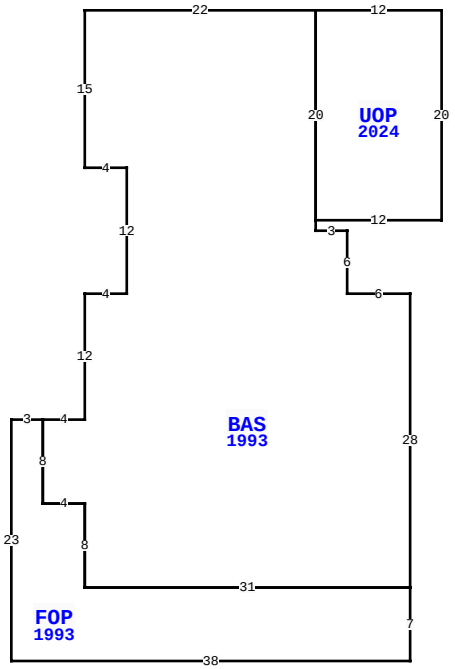
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1993	1,464	156,007
FOP	346	30	1993	104	11,082
UOP	240	20	2024	48	5,115
TOTALS	2,050			1,616	172,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,616	120.8190	126.86	205,006	1900	1990	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2019 Heated Area: 1464 HX Base Yr 2019



45501 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		178,780
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		69,360
TOTAL MARKET VALUE		248,140
SOH/AGL Deduction		106,150
ASSESSED VALUE		141,990
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,579
TOTAL JUST VALUE		248,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,840

MISC CC/BBQ-NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	12/04/2018	CN	U	I	30	100

GRANTOR: MARTINEZ HENRY L & BE
GRANTEE: BLUE BLOOD PROPERTI

9999/9999	12/04/2018	CN	U	I	30	100

GRANTOR: MARTINEZ HENRY L & BE
GRANTEE: BLUE BLOOD PROPERTI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-16,12] N20 W22 S15 E4 S12 W4 S12 W4 S8 E4 S8 E31 N28 W6 N6 W3 N1 $
FOP=[YR=1993;ORIG=-42,31] W3 S23 E38 N7 W31 N8 W4 N8 $
UOP=[YR=2024;ORIG=-4,-8] W12 S20 E12 N20 $
.

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	0006	MU	102.00	158.00	102.00	FF		1.00	1.00	1.00	680.00	680.00	69,360							

REVIEW DATE 03/31/2026 BY TWA Total Acres: 0.00 Total Land Value: 69,360 Market: 0 Agricultural: 0 Common: 69,360 PRINTED 07/09/2026 BY SYS

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Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
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

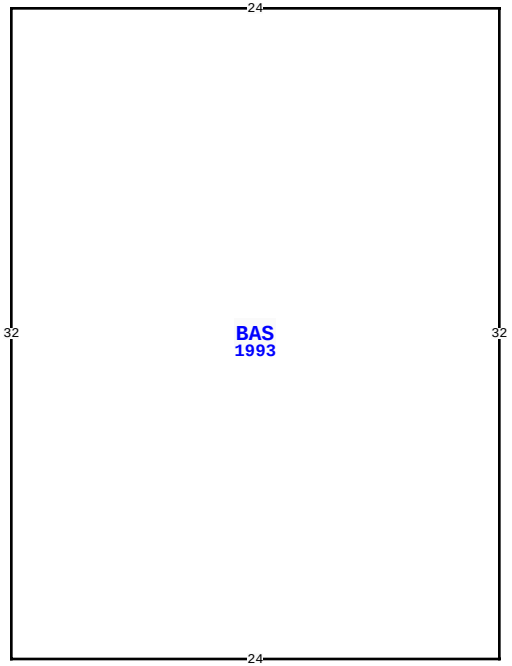
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1993	768	6,575
TOTALS	768			768	6,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	768	38.5000	15.02	11,535	1984	2000	0	0	0	43.00	57.00

3 GARAGE RES 100% - 2019 Heated Area: 768 HX Base Yr 2019



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GRANTEE: BLUE BLOOD PROPERTI						
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GRANTOR: MARTINEZ HENRY L & BE						
GRANTEE: BLUE BLOOD PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S32 E24 N32 $.

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

REVIEW DATE 03/31/2026 BY TWA Total Acres: 0.00 Total Land Value: 69,360 Market: 0 Agricultural: 0 Common: 69,360 PRINTED 07/09/2026 BY SYS