BLOCK 2 PT OF LOT 5
IN OR 1451/1188
E H BRADDOCK ADD DB 39/362

WRIGHT ROBERT E & JOANNE M
45242 BOOTH STREET
CALLAHAN, FL 32011

2026

29-2N-25-3160-0002-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

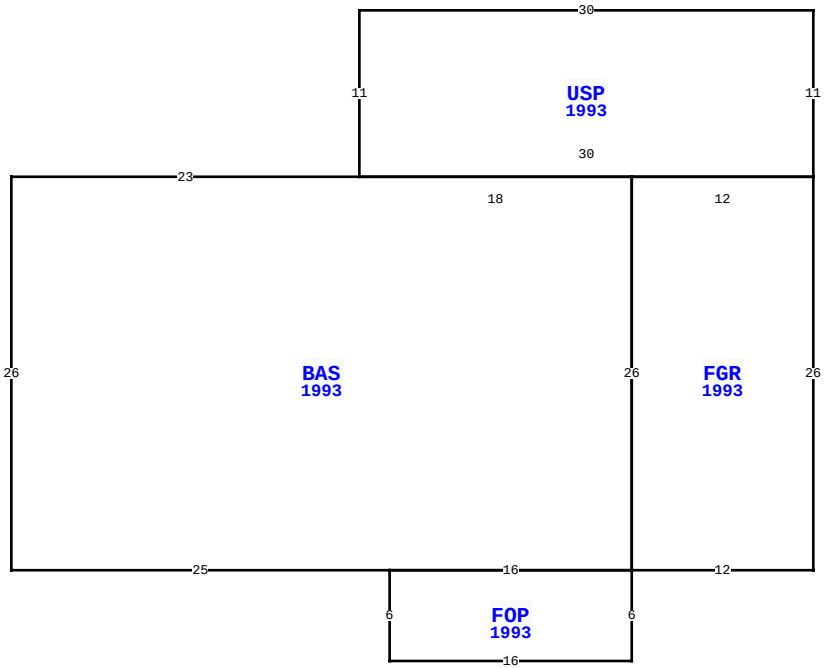
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,066	100	1993	1,066	118,984
FGR	312	55	1993	172	19,198
FOP	96	30	1993	29	3,237
USP	330	30	1993	99	11,050
TOTALS	1,804			1,366	152,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,366	124.6960	130.93	178,850	1985	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 2006 Heated Area: 1066 HX Base Yr 2006



45242 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		152,470
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		220,470
SOH/AGL Deduction		123,057
ASSESSED VALUE		97,413
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,002
TOTAL JUST VALUE		220,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,372

EXTERIOR IS T1-11

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1957	XFOB	500	05/01/1996
2269	ADDITION	2,500	02/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1188	10/11/2006	QC	Q	I	01	61,800
GRANTOR: MCMASTER JOANNE M						
GRANTEE: WRIGHT ROBERT E & J						
1389/0292	2/14/2006	WD	U	I	07	100
GRANTOR: CHISLEHURST LLC						
GRANTEE: MCMASTER JOANNE M						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W30 S11 BAS=[YR=1993] W23 S26 E25 FOP=[YR=1993] S6 E16 N6 FGR=[YR=1993] E12 N26 W12 S26 $ W16 $ E16 N26 W18 $ E30 N11 $.

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	RL	100.00	104.00	100.00	FF		1.00	1.00	1.00	680.00	680.00	68,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS