BLK 2 PT OF LOT 6
IN OR 2842/146
E H BRADDOCKS ADDITION

ZAHER TRACIE LEE LIVING TRUST/ZAHER TRACIE LEE TRU
9990 GOSHAWK DR E
JACKSONVILLE, FL 32257

2026

29-2N-25-3160-0002-0065

BUILDING CHARACTERISTICS

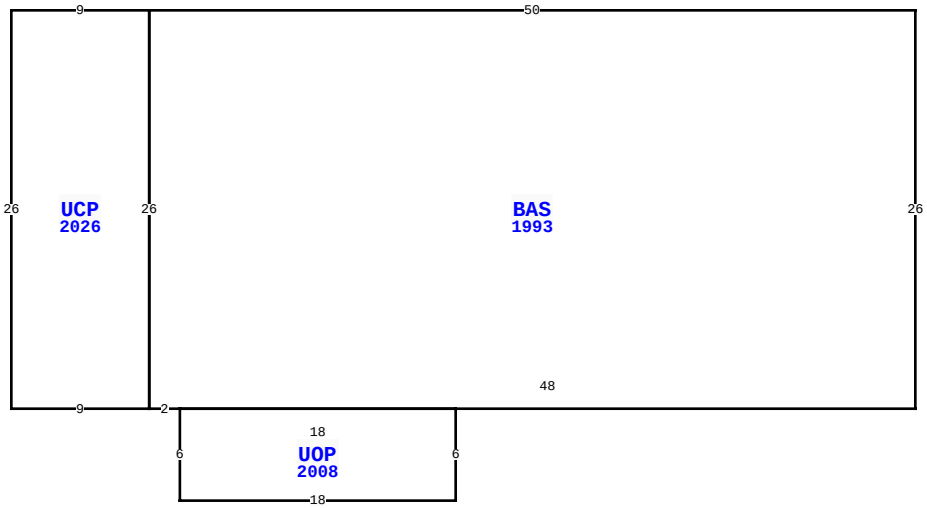
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	1,300	100	1993	1,300	147,736
UCP	234	20	2026	47	5,341
UOP	108	20	2008	22	2,500
TOTALS	1,642			1,369	155,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,369	118.2896	124.20	170,030	1958	2008	0	0	0	8.50	91.50

1 SINGLE FAM 0% - 2026 Heated Area: 1300 HX Base Yr



45284 BOOTH ST, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	155,577
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	206,577
SOH/AGL Deduction	0
ASSESSED VALUE	206,577
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,577
TOTAL JUST VALUE	206,577
NCON VALUE	67,969
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,949

SHED & CC NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4075	ELEC OTHER	0	11/02/2016
2309	REMODEL	4,000	06/26/1989
2231	REMODEL	500	08/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2842/146	12/17/2025	WD	Q	I	01	235,000
GRANTOR: MOODY BECKEY LEE						
GRANTEE: ZAHER TRACIE LEE LI						
2724/39	7/10/2024	WD	U	I	11	100
GRANTOR: LONG LAURIE LYNN						
GRANTEE: MOODY BECKEY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W50 S26 E2 E48 N26 $
UOP=[YR=2008;ORIG=-48,26] S6 E18 N6 W18 $
UCP=[YR=2026;ORIG=-50,0] W9 S26 E9 N26 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RL	75.00	202.00	75.00	FF		1.00	1.00	1.00	680.00	680.00	51,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS