BLOCK 3 PT OF LOT 5
IN OR 2325/1653
E H BRADDOCKS ADD DB 39/362

VENNARD KIMBERLY
45180 BOOTH STREET
CALLAHAN, FL 32011

2026

29-2N-25-3160-0003-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		2 100
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	03	Quality Level 03

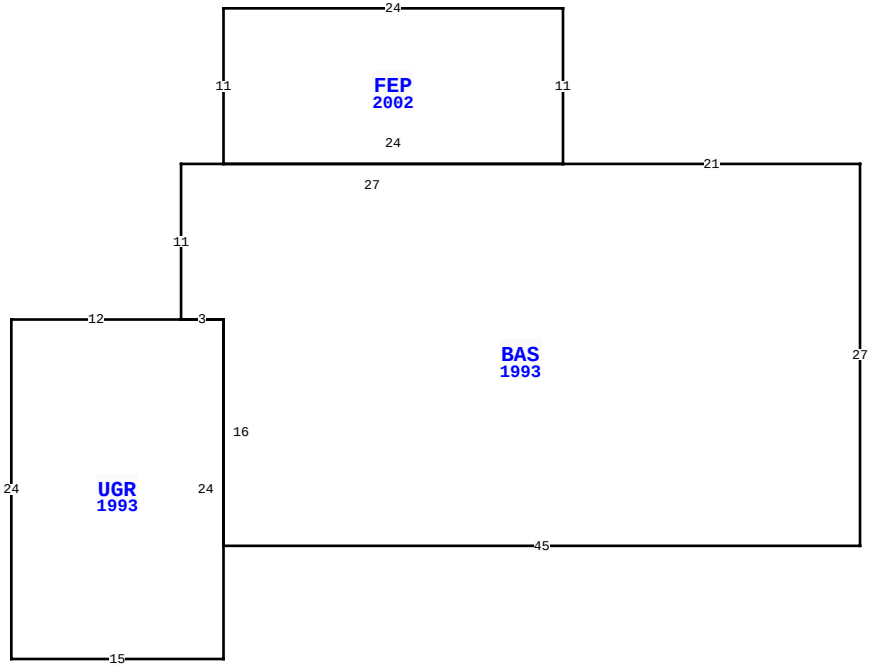
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	116,762
FEP	264	80	2002	211	19,741
UGR	360	45	1993	162	15,157
TOTALS	1,872			1,621	151,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,621	106.0800	111.38	180,547	1955	1990	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2020 Heated Area: 1248 HX Base Yr 2020



45180 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		151,659
TOTAL MARKET OB/XF VALUE		1,080
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		203,739
SOH/AGL Deduction		97,114
ASSESSED VALUE		106,625
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,214
TOTAL JUST VALUE		203,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,447

MISC SHED NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4304	REPAIR/RRF	8,388	02/14/2020
P2606	H/AC	0	05/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/1653	12/12/2019	WD	Q	I	01	112,000
GRANTOR: SMITH KATHY						
GRANTEE: VENNARD KIMBERLY						
1238/0206	6/16/2004	WD	Q	I	05	65,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SMITH ROLAND & KATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FEP=[YR=2002] N11 W24 S11 E24$ W27 S11
UGR=[YR=1993] W12 S24 E15 N24 W3$ E3 S16 E45 N27 $.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	54	1,080	

LAND DESCRIPTION

TOTAL OB/XF 1,080

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	75.00	90.00	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