BLOCK 3 SUB LOTS C & D OF 6
IN OR 1738/1286
E H BRADDOCK ADD DB39/362

HEINEN MICHAEL S
8946 IVEY ROAD
JACKSONVILLE, FL 32216-0513

2026

29-2N-25-3160-0003-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

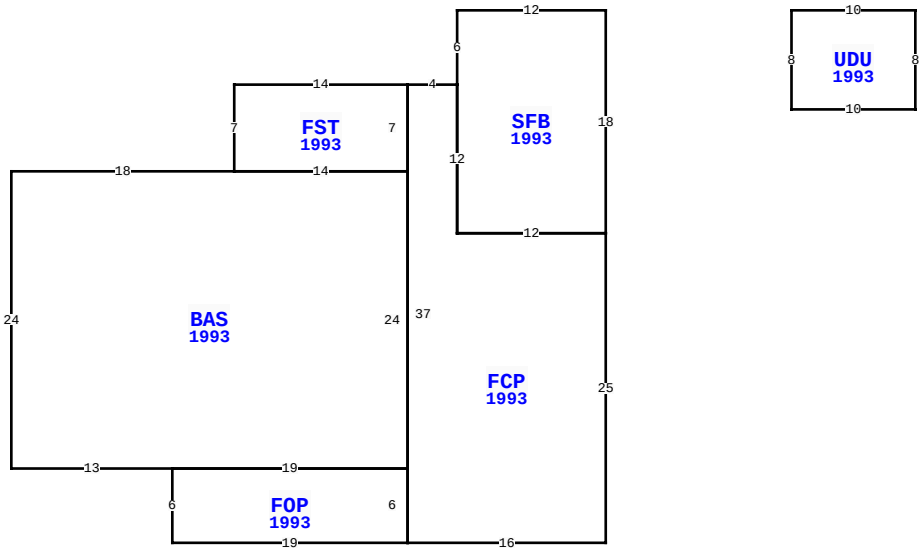
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	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	768	100	1993	768	83,724
FCP	448	25	1993	112	12,209
FOP	114	30	1993	34	3,707
FST	98	55	1993	54	5,887
SFB	216	80	1993	173	18,860
UDU	80	55	1993	44	4,796
TOTALS	1,724			1,185	129,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	123.5960	129.78	153,789	1969	1990	0	0	0	16.00	84.00

1 SINGLE FAM 0% - 0 Heated Area: 941 HX Base Yr



45194 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	129,183
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,200
TOTAL MARKET VALUE	224,383
SOH/AGL Deduction	47,316
ASSESSED VALUE	177,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,067
TOTAL JUST VALUE	224,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,305

SHED NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1738/1286	5/06/2011	TD	U	I	11	100
GRANTOR: HEINEN MICHAEL S (SUC						
GRANTEE: HEINEN MICHAEL S						
1554/1324	3/07/2008	WD	Q	I	01	100
GRANTOR: WILLIAMS JANE ANN						
GRANTEE: WILLIAMS JANE ANN T						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W12 S6 FCP=[YR=1993] W4 FST=[YR=1993] W14 S7 BAS=[YR=1993] W18 S24 E13 FOP=[YR=1993] S6 E19 N6 W19 $ E19 N24 W14 $ E14 N7 $ S37 E16 N25 W12 N12 $ S12 E12 N18 $ PTR= E15 UDU=[YR=1993] E10 S8 W10 N8 $ W15 $.

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	0	0006	RL	140.00	124.00	140.00	FF		1.00	1.00	1.00	680.00	680.00	95,200							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 07/09/2026 BY SYS