BLOCK 3 SUB LOT B OF LOT 6
IN OR 2276/1809
E H BRADDOCK ADD DB 39/362

HALL KATHERINE R
45220 BOOTH ST
CALLAHAN, FL 32011

2026

29-2N-25-3160-0003-0063

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	04	Quality Level 04

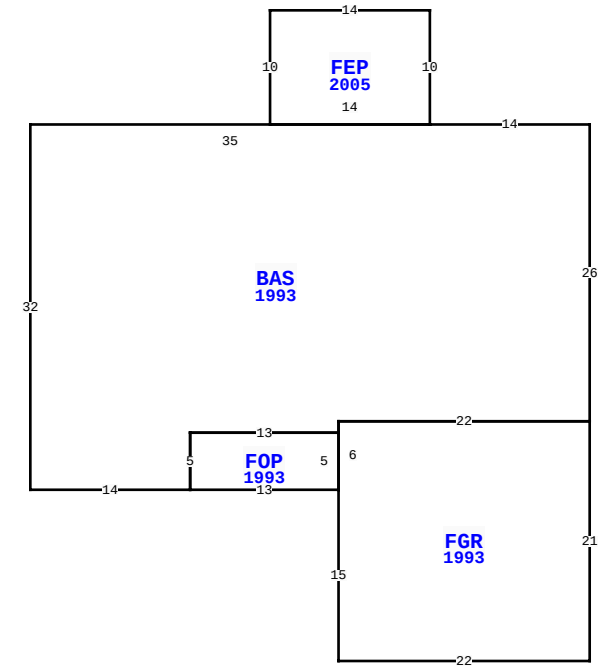
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100	1993	1,371	202,445
FEP	140	80	2005	112	16,539
FGR	462	55	1993	254	37,507
FOP	65	30	1993	20	2,954
TOTALS	2,038			1,757	259,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,757	119.7000	166.38	292,330	1987	2010	0	0	0	11.25	88.75

1 SNGL FAM 100% - 2020 Heated Area: 1371 HX Base Yr 2020



45220 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		259,443
TOTAL MARKET OB/XF VALUE		2,030
TOTAL LAND VALUE - MARKET		47,600
TOTAL MARKET VALUE		309,073
SOH/AGL Deduction		149,057
ASSESSED VALUE		160,016
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,605
TOTAL JUST VALUE		309,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4300	REPAIR/RRF	16,677	01/04/2020
B2840	NEW CONSTR	0	09/28/2005
2134	N/A	2,650	04/08/1987
2121	N/A	3,000	03/11/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/1809	5/24/2019	WD	Q	I	02	235,000
GRANTOR: KELLY TY MITCHELL & H						
GRANTEE: HALL KATHRINE R						
2213/0297	7/24/2018	WD	Q	I	01	120,000
GRANTOR: GEIGER WALTER RAY & M						
GRANTEE: KELLY TY MITCHELL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FEP=[YR=2005] N10 W14 S10 E14$ W35 S32 E14 FOP=[YR=1993] E13 FGR=[YR=1993] S15 E22 N21 W22 S6 $ N5 W13 S5$ N5 E13 N1 E22 N26 $.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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	70.00	124.00	70.00	FF		1.00	1.00	1.00	680.00	680.00	47,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 47,600 Market: 0 Agricultural: 0 Common: 47,600 PRINTED 07/09/2026 BY SYS