BLOCK 4 PT LOT 6
IN OR 2835/493
(EX PT IN OR 2547/1304)

SHEVCHUK DANIEL
45134 BOOTH ST
CALLAHAN, FL 32011

2026

29-2N-25-3160-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

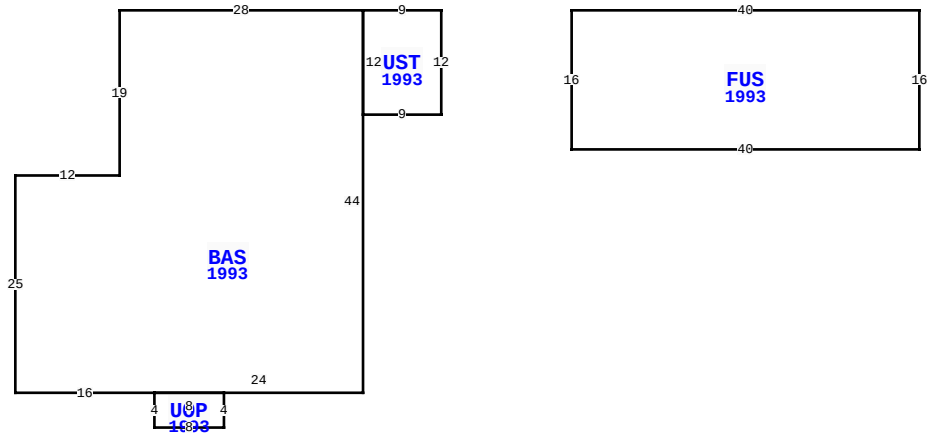
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	1993	1,532	31,754
FUS	640	100	1993	640	13,265
UOP	32	20	1993	6	125
UST	108	45	1993	49	1,016
TOTALS	2,312			2,227	46,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	2,227	65.7972	69.09	153,863	1900	1900	0	0	30	50.00	30.00

1 SINGLE FAM 0% - 2026 Heated Area: 2172 HX Base Yr



45134 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	46,159
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	114,159
SOH/AGL Deduction	0
ASSESSED VALUE	114,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,159
TOTAL JUST VALUE	114,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2166	REMODEL	6,000	10/19/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2835/493	12/12/2025	WD	Q	I	01	120,000
GRANTOR: BRADDOCK CAROL						
GRANTEE: SHEVCHUK DANIEL						
2816/231	8/08/2025	QC	U	I	11	100
GRANTOR: GRAHAM LYNDA R						
GRANTEE: BRADDOCK CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W9 BAS=[YR=1993] W28 S19 W12 S25 E16
UOP=[YR=1993] S4 E8 N4 W8 $ E24 N44 $ S12 E9 N12 $ PTR= E15
FUS=[YR=1993] E40 S16 W40 N16 $ 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	0.00	0.00	100.00	FF		1.00	1.00	1.00	680.00	680.00	68,000							

REVIEW DATE 06/11/2026 BY TW Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS