BLOCK 4 PT LOTS 3 & 6
IN OR 2750/595
E H BRADDOCK ADD TO TOWN OF CALL

JOHNS ETHAN R
45126 BOOTH STREET
CALLAHAN, FL 32011

2026

29-2N-25-3160-0004-0064

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

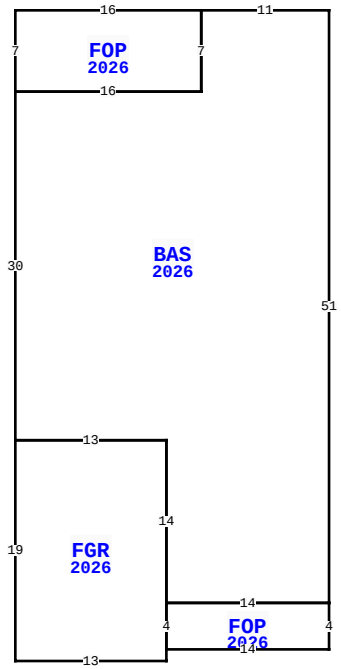
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,083	100	2026	1,083	190,684
FGR	247	55	2026	136	23,946
FOP	56	30	2026	17	2,993
FOP	112	30	2026	34	5,986
TOTALS	1,498			1,270	223,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,270	126.6720	176.07	223,609	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 1083 HX Base Yr



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	223,609
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	37,400
TOTAL MARKET VALUE	261,009
SOH/AGL Deduction	0
ASSESSED VALUE	261,009
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,009
TOTAL JUST VALUE	261,009
NCON VALUE	223,609
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2750/595	11/13/2024	WD	Q	V	01	56,000
GRANTOR: TBB PROPERTIES LLC						
GRANTEE: JOHNS ETHAN R						
2672/442	10/29/2023	SW	Q	V	01	52,000
GRANTOR: CLASS INVESTMENTS COM						
GRANTEE: TBB PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=26,17] N7 E11 S51 W14 N14 W13 N30 E16 $
FOP=[YR=2026;ORIG=26,17] W16 N7 E16 S7 $
FGR=[YR=2026;ORIG=23,47] W13 S19 E13 N1 N4 N14 $
FOP=[YR=2026;ORIG=23,61] E14 S4 W14 N4 $
.

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		R-1	55.00	250.00	55.00	FF		1.00	1.00	1.00	680.00	680.00	37,400							

REVIEW DATE 09/17/2025 BY TW Total Acres: 0.00 Total Land Value: 37,400 Market: 0 Agricultural: 0 Common: 37,400 PRINTED 07/09/2026 BY SYS