BLOCK 3 PT OF LOT 2 (S-1)
IN OR 2775/1543
WILSON & OGILVIE SUB DB B9/500

PENTECOST SUSAN G
45127 BOOTH STREET
CALLAHAN, FL 32011

2026

29-2N-25-3220-0003-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

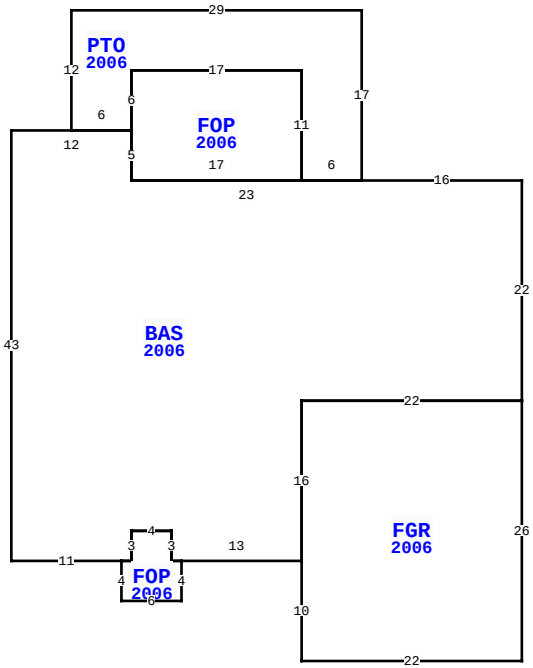
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,634	100	2006	1,634	168,156
FGR	572	55	2006	315	32,417
FOP	36	30	2006	11	1,132
FOP	187	30	2006	56	5,763
PTO	276	5	2006	14	1,441
TOTALS	2,705			2,030	208,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,030	107.9960	113.40	230,202	2006	2006	0	0	0	9.25	90.75

1 SINGLE FAM 100% - 2026 Heated Area: 1634 HX Base Yr 2026



45127 BOOTH ST, CALLAHAN

BLD DATE	03/22/2007 KW	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		208,908
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		47,600
TOTAL MARKET VALUE		256,508
SOH/AGL Deduction		157,009
ASSESSED VALUE		99,499
TOTAL EXEMPTION VALUE	HX HB SX	99,499
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		256,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2852	NEW CONSTR	108,000	01/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2775/1543	3/12/2025	WD	U	I	37	260,000
GRANTOR: MCGRATH KEVIN						
GRANTEE: PENTECOST SUSAN G						
2761/1721	1/10/2025	FJ	U	I	11	0
GRANTOR: MCGRATH DONNA EST						
GRANTEE: MCGRATH KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 PTO=[YR=2006] N17 W29 S12 E6
FOP=[YR=2006] S5 E17 N11 W17 S6 $ N6 E17 S11 E6 $ W23 N5
W12 S43 E11 FOP=[YR=2006] S4 E6 N4 W1 N3 W4 S3 W1 $ E1 N3 E4
S3 E13 FGR=[YR=2006] S10 E22 N26 W22 S16 $ N16 E22 N22 $.

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	100	0006	RL	70.00	132.00	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