



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	1993	1,274	107,451
UGR	324	45	1995	146	12,314
USP	336	30	1993	101	8,518
UST	66	45	1993	30	2,531
UST	220	45	1993	99	8,350

TOTALS	2,220			1,650	139,163
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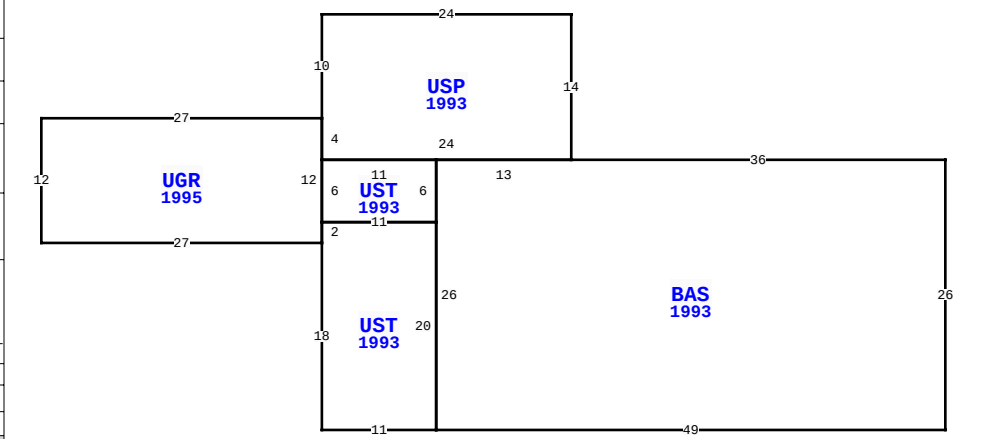
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00
3	0680	POLE SHED	0	100	50	40	2,000.00	SF	10.00
4	0940	SHEDS/PORT	0	0	18	12	216.00	SF	19.50
5	0940	SHEDS/PORT	0	0	20	12	240.00	SF	21.30
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	10.00

REVIEW DATE	04/01/2024	BY	TWWW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,650	105.0000	110.25	181,912	1960	1960	0	0	23.50	76.50

1 SINGLE FAM 0% - 2017 Heated Area: 1274 HX Base Yr 2017



54302 ROY BOOTH RD, CALLAHAN

TOTAL OB/XF											
10,739											

TOTAL OB/XF											
10,739											

Total Acres:	10.00	Total Land Value:	200,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 3			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	278,547		
TOTAL MARKET OB/XF VALUE	10,739		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	489,286		
SOH/AGL Deduction	174,536		
ASSESSED VALUE	314,750		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	263,339		
TOTAL JUST VALUE	489,286		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	474,623		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614824	REPAIR/RRF	10,000	02/01/2016
E11811	NEW CONSTR	0	10/01/2003
MH4209	MH MOVE-ON	0	09/01/2003
M95918	H/AC	0	01/01/1995
8348	MH MOVE-ON	1,000	10/24/1990
6002	CHNGE SRVC	12	06/20/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1376/1201	12/27/2005	QC	Q	I	01	100	
GRANTOR: LESTER GRANT L							
GRANTEE: LESTER GRANT L ETAL							
0243/0559	6/17/1977	WD	U	I		22,500	
GRANTOR: YOUNG CLAY B & RUTH H							
GRANTEE: LESTER GRANT L & EL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W36 USP=[YR=1993] N14 W24 S10 UGR=[YR=1995] W27 S12 E27 UST=[YR=1993] S18 E11 N20 UST=[YR=1993] N6 W11 S6 E11 \$ W11 S2 \$ N12 \$ S4 E24 \$ W13 S26 E49 N26 \$.									

BEDELL DEBERA K &/LESTER JOHN P
54302 ROY BOOTH RD
CALLAHAN, FL 32011

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