

PT WILLIAM GIBSON GRANT
SEC 37-1N-25E IN OR 2639/172
(EX R/W IN OR 605/1197)

STEARN STEPHANIE DIANE/WEISEL LINDSEY ELIZABETH
54194 ROY BOOTH ROAD
CALLAHAN, FL 32011

2026

37-1N-25-0000-0010-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,174	100	1993	1,174	117,754
FEP	160	80	2006	128	12,839
FSP	204	40	2006	82	8,225
UOP	64	20	1993	13	1,304
UOP	84	20	2006	17	1,705
TOTALS	1,686			1,414	141,826

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0511	GARAGE CB-	0	100	28	30	840.00	SF	40.00	40.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,414	115.4400	121.21	171,391	1968	1985	0	0	17.25	82.75
1 SINGLE FAM 100% - 2007 Heated Area: 1174 HX Base Yr 2007											
54194 ROY BOOTH RD, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF											
18,102											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		141,826	
TOTAL MARKET OB/XF VALUE		18,102	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		209,928	
SOH/AGL Deduction		98,892	
ASSESSED VALUE		111,036	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		59,625	
TOTAL JUST VALUE		209,928	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		201,863	

MISC STRGS = NV / KW 12/23			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
4887	GARAGE	14,569	05/12/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2639/172	3/14/2023	MS	U	I	11
GRANTOR: TITUS STEPHANIE AKA S					SALE PRICE
GRANTEE: STEARN STEPHANIE DI					100
1416/1499	6/02/2006	QC	Q	I	06
GRANTOR: CARROLL TERRI					100
GRANTEE: TITUS STEPHANIE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=2006] W10 BAS=[YR=1993] W20 N3 W6 S3 W8 S15 UOP=[YR=1993] W8 S8 E8 N8\$ S19 FSP=[YR=2006] S12 E17 N12 W17\$ E34 N6 UOP=[YR=2006] E7 N12 W7 S12\$ N28\$ S16 E10 N16\$.											