LOT 1
L/E OR 1578/1618
SANDEL ACRES PB 5/369

JONES ELLIOTT & MARILYN S L/E/
45095 STRATTON ROAD
CALLAHAN, FL 32011

2023

04-1N-25-300S-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	OP	OWNER/PART 100
Quality	03	Quality Level 03

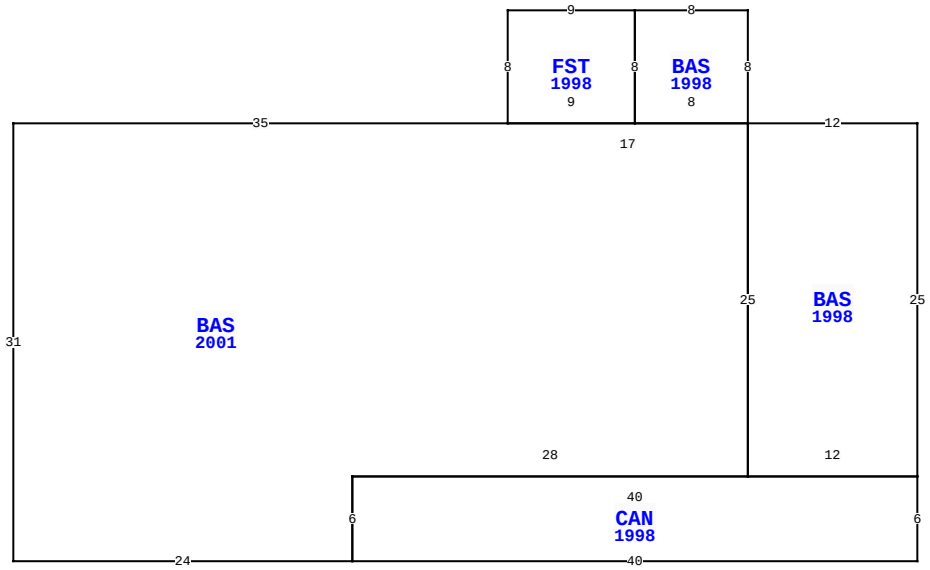
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100	64	6,793
BAS	300	100	300	31,842
BAS	1,444	100	1,444	153,268
CAN	240	30	72	7,642
FST	72	50	36	3,821
TOTALS	2,120		1,916	203,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1701	04	1,916	106.7850	151.63	290,523	1998	1998	0	0	70	23.00	70.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 1808 HX Base Yr



541228 US HWY 1, CALLAHAN

BLD DATE	02/20/2020	KK	LGL DATE	
XF DATE	02/20/2020	KKA	LAND DATE	02/20/2020 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	203,366
TOTAL MARKET OB/XF VALUE	18,115
TOTAL LAND VALUE - MARKET	89,298
TOTAL MARKET VALUE	310,779
SOH/AGL Deduction	95,307
ASSESSED VALUE	215,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,472
TOTAL JUST VALUE	310,779
NCON VALUE	0
INCOME VALUE	10,651
PREVIOUS YEAR MKT VALUE	195,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996523	REMODEL	8,715	10/01/1999
B985076	NEW CONSTR	68,000	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1578/1618	7/28/2008	WD	U	I	21	100
GRANTOR: JONES ELLIOTT						
GRANTEE: JONES ELLIOTT & MAR						
0841/0431	7/16/1998	WD	U	V	06	100
GRANTOR: SANDEL ROBERT						
GRANTEE: JONES ELLIOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 BAS=[YR=1998] N8 W8 FST=[YR=1998] W9 S8 BAS=[YR=2001] W35 S31 E24 CAN=[YR=1998] E40 N6 W40 S6 $ N6 E28 N25 W17 $ E9 N8 $ S8 E8 $ S25 E12 N25 $.

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
1	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1998	1998	3	83	125	
2	0812	CONCRETE C	0	0	0	0	5,841.00	SF	4.00	4.00	100	1998	1998	3	77	17,990	

LAND DESCRIPTION

TOTAL OB/XF 18,115

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	001700	C	1STORY OFF	0	0004	OR	0.00	0.00	71,438.00	SF		1.00	1.00	1.00	1.25	1.25	89,298							

REVIEW DATE 01/20/2020 BY KKA Total Acres: 0.00 Total Land Value: 89,298 Market: 0 Agricultural: 0 Common: 89,298 PRINTED 08/02/2023 BY SYS