PT LOTS 42 & 43
IN OR 2431/1786
EAST CALLAHAN SUB PBK 1/35

THOMPSON JAMES D
45226 STRATTON RD
CALLAHAN, FL 32011

**2023**

**28-2N-25-3060-0042-0010**

## 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 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

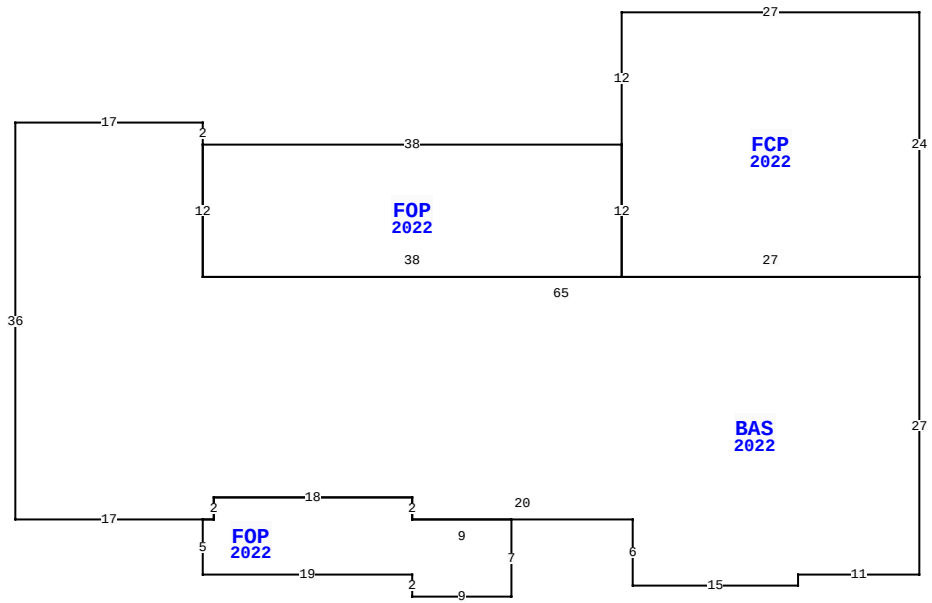
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,151 | 100 | 2,151 | 305,334 |
| FCP | 648 | 25 | 162 | 22,996 |
| FOP | 194 | 30 | 58 | 8,233 |
| FOP | 456 | 30 | 137 | 19,447 |
| TOTALS | 3,449 | | 2,508 | 356,011 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,508 | 119.5392 | 141.95 | 356,011 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 2151 HX Base Yr 2023




45226 STRATTON RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 356,011 |
| TOTAL MARKET OB/XF VALUE | | 3,120 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 419,131 |
| SOH/AGL Deduction | | 46,522 |
| ASSESSED VALUE | | 372,609 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 322,609 |
| TOTAL JUST VALUE | | 419,131 |
| NCON VALUE | | 358,801 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 60,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21005310 | CO ISSUED | 0 | 12/19/2022 |
| 21005310 | NEW CONSTR | 313,106 | 04/27/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2431/1786 | 2/04/2021 | QC | U | V | 11 | 100 |
| GRANTOR: MILLER ELIZABETH C RE | | | | | | |
| GRANTEE: THOMPSON JAMES D | | | | | | |
| 2425/0841 | 1/13/2021 | QC | U | V | 11 | 100 |
| GRANTOR: MILLER ELIZABETH C RE | | | | | | |
| GRANTEE: THOMPSON JAMES D | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FCP=[YR=2022] W27 S12 FOP=[YR=2022] W38 BAS=[YR=2022] N2 W17 S36 E17 FOP=[YR=2022] S5 E19 S2 E9 N7 W9 N2 W18 S2 W1$ E1 N2 E18 S2 E20 S6 E15 N1 E11 N27 W65 N12$ S12 E38 N12$ S12 E27 N24$.

### 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 | 0810 | CONCRETE A | 0 | 100 | 24 | 20 | 480.00 | SF | 6.50 | 6.50 | 100 | 2022 | 2022 | 3 | 100 | 3,120 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,120

| 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 | SFR | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 12/29/2022 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS