

PT LOTS 43 & 44 IN OR 2042/265
(EX OR 2431/1786)
EAST CALLAHAN SUB PBK 1/35

THOMPSON DAVID L & MARY KATE
45220 STRATTON RD
CALLAHAN, FL 32011

2023

28-2N-25-3060-0043-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 60
Exterior Wall	10 ABOVE AVG 40
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	02 WALL BD/WD 20
Interior Floo	14 CARPET 60
Interior Floo	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	08
---------	----------	----

NEIGHBORHOOD/LOC	8026.00
------------------	---------

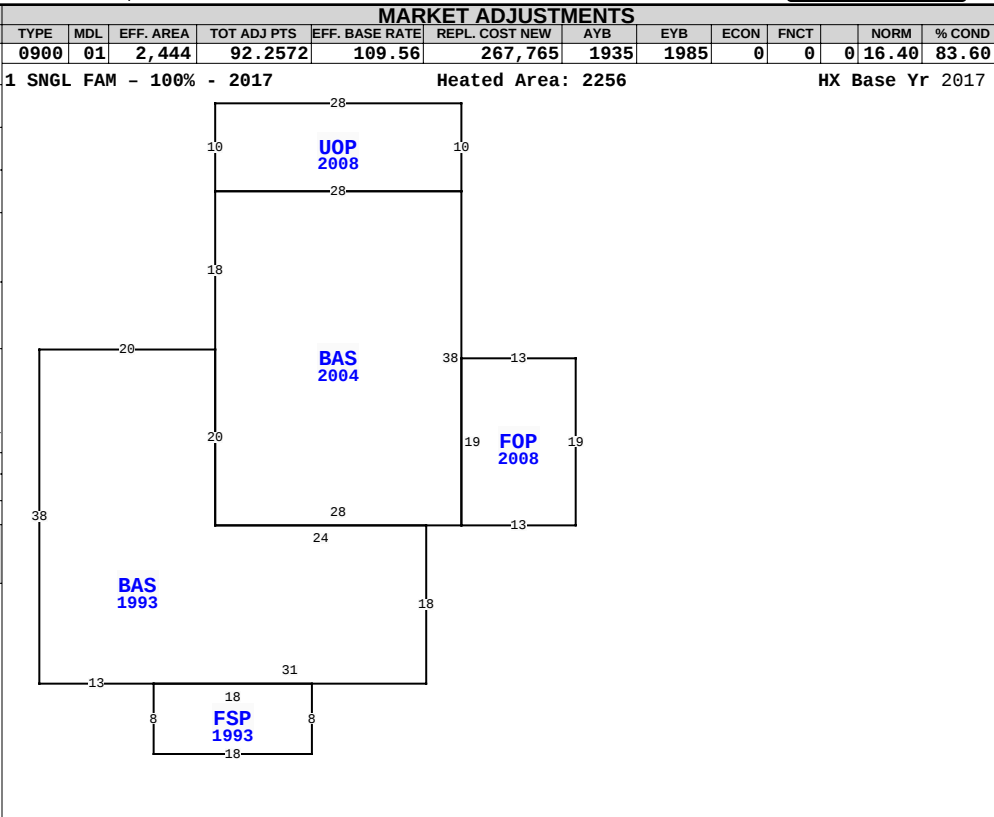
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,192	100	1,192	109,178
BAS	1,064	100	1,064	97,454
FOP	247	30	74	6,777
FSP	144	40	58	5,312
UOP	280	20	56	5,129

TOTALS	2,927	2,444	223,852
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0511	GARAGE CB-	0 100	32	46	1,472.00	SF	60.00	60.00	100	1980
3	0812	CONCRETE C	0 100	0	0	3,272.00	SF	4.00	4.00	100	1980
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1930
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004

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

REVIEW DATE	02/11/2021	BY	KBA
-------------	------------	----	-----



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
39,008											

TOTAL OB/XF											
39,008											

Market:	0
---------	---

Agricultural:	0
---------------	---

Common:	43,200
---------	--------

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 6											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 223,852											
TOTAL MARKET OB/XF VALUE 39,008											
TOTAL LAND VALUE - MARKET 43,200											
TOTAL MARKET VALUE 306,060											
SOH/AGL Deduction 142,867											
ASSESSED VALUE 163,193											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 113,193											
TOTAL JUST VALUE 306,060											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 227,194											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21891	ADDITION	5,000	09/01/2008
B12962	ADDITION	50,000	06/01/2004
R6260	REPAIR/RRF	1,000	06/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2042/0265	4/18/2016	WD	Q	I	01	235,000			
GRANTOR: STEWART SAMUEL M & WE									
GRANTEE: THOMPSON DAVID LYNN									
0998/1973	7/24/2001	WD	Q	I		79,000			
GRANTOR: HILL THOMAS G & BETTY									
GRANTEE: STEWART SAMUEL & WE									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
UOP=[YR=2008] W28 S10 BAS=[YR=2004] S18 BAS=[YR=1993] W20 S38 E13 FSP=[YR=1993] S8 E18 N8 W18\$ E31 N18 W24 N20\$ S20 E28 FOP=[YR=2008] E13 N19 W13 S19\$ N38 W28\$ E28 N10\$.											