

ROYSE ERNEST L & CLAUDINE H
45212 STRATTON ROAD
CALLAHAN, FL 32011

28-2N-25-3060-0044-0010

NASSAU COUNTY PROPERTY						PAGE 1 of 1	6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				315,273			
TOTAL MARKET OB/XF VALUE				8,403			
TOTAL LAND VALUE - MARKET				60,000			
TOTAL MARKET VALUE				383,676			
SOH/AGL Deduction				212,635			
ASSESSED VALUE				171,041			
TOTAL EXEMPTION VALUE				HX HB	50,000		
BASE TAXABLE VALUE				121,041			
TOTAL JUST VALUE				383,676			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				305,828			
PERMIT NUM DESCRIPTION AMT ISSUED							
21007424		REPAIR/RRF		24,244		06/08/2021	
E007185		NEW CONSTR		125,000		11/01/2000	
SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0853/1393	10/27/1998	WD	Q	V		28,000	
GRANTOR: HOFFMAN VELICE MELTON							
GRANTEE: ROYSE ERNEST & CLAU							
0835/1249	5/29/1998	QC	U	V	06	100	
GRANTOR: HOFFMAN RONALD R							
GRANTEE: HOFFMAN VELICE MELT							
BUILDING NOTES							
BUILDING DIMENSIONS							
FST=[YR=2001] W25 S31 FSP=[YR=2001] W35 FGR=[YR=2001] N21 FST=[YR=2001] N10 W23 S10 E23 \$ W23 S26 BAS=[YR=2001] S24 E24 S3 FOP=[YR=2001] S8 E35 N8 W35 \$ E35 N3 E24 N21 W60 S2 W3 N5 W20 \$ E20 S5 E3 N10\$ S8 E35 N8 \$ S8 E25 N39 \$.							
AND ALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV							
60,000							
Common: 60,000 PRINTED 08/02/2023 BY SYS							