PT OF LOT 47
IN OR 1671/791
EAST CALLAHAN SUB PB 1/35

NYE RICHARD M SR
45176 STRATTON ROAD
CALLAHAN, FL 32011

2023

28-2N-25-3060-0047-0010

BUILDING CHARACTERISTICS

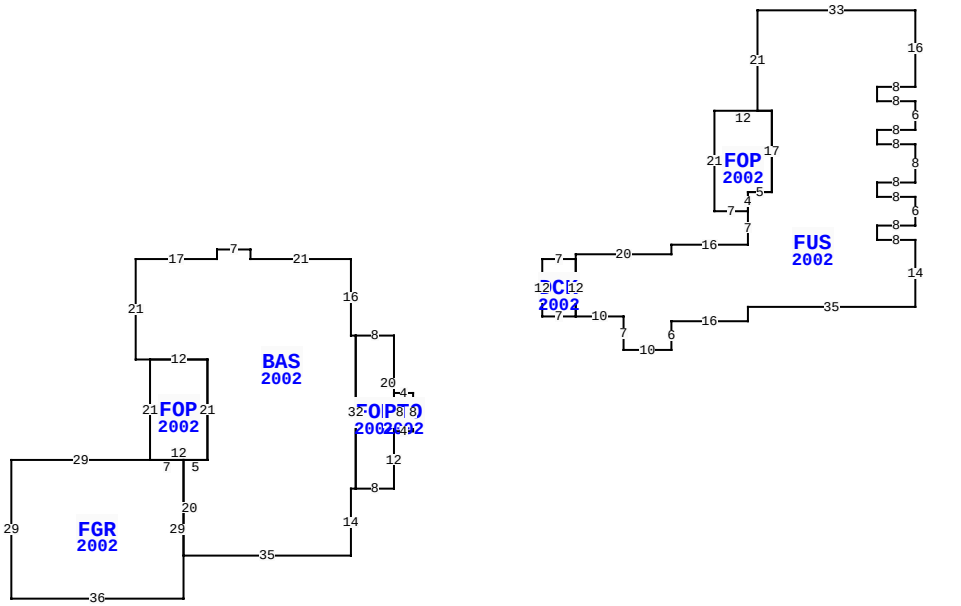
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,321	100	2,321	228,752
DCK	84	10	8	789
FGR	1,044	55	574	56,572
FOP	232	30	70	6,899
FOP	252	30	76	7,490
FOP	256	30	77	7,589
FUS	2,533	100	2,533	249,646
PTO	32	5	2	197
TOTALS	6,754		5,661	557,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,661	97.6410	115.95	656,393	2002	2002	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2003 Heated Area: 4854 HX Base Yr 2003



45176 STRATTON RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		557,934
TOTAL MARKET OB/XF VALUE		40,569
TOTAL LAND VALUE - MARKET		49,000
TOTAL MARKET VALUE		647,503
SOH/AGL Deduction		291,877
ASSESSED VALUE		355,626
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		305,626
TOTAL JUST VALUE		647,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E11367	NEW CONSTR	0	06/01/2003
B	XFOB	0	06/01/2003
5474	H/AC	0	11/01/2001
B0108089	NEW CONSTR	221,845	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1671/0791	4/12/2010	QC	U	I	11	55,500
GRANTOR: NYE IDA B						
GRANTEE: NYE RICHARD M SR						
0618/0444	2/01/1991	WD	U	V	06	2,000
GRANTOR: TAYLOR KATHLEEN						
GRANTEE: NYE IDA & RICHARD S						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	87	1,740	
2	0812	CONCRETE C	0	100	0	0	4,979.00	SF	3.60	3.60	100	2002	2002	3	83	14,877	
3	1242	WD DECK A	0	100	5	5	25.00	SF	10.00	10.00	100	2002	2002	3	21	53	
4	0300	BOAT DCK W	0	100	0	0	262.00	SF	40.00	40.00	100	1995	1995	3	24	2,515	
5	0861	POOL GUNIT	0	100	27	13	351.00	SF	85.00	85.00	100	2003	2003	3	36	10,741	
6	0845	KOOL DECK	0	100	0	0	920.00	SF	7.25	7.25	100	2003	2003	3	84	5,603	
7	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2003	2003	3	36	5,040	

BUILDING DIMENSIONS

BAS=[YR=2002] W21 N2 W7 S2 W17 S21 E3 FOP=[YR=2002] S21 FGR=[YR=2002] W29 S29 E36 N29 W7$ E12 N21 W12$ E12 S21 W5 S20 E35 N14 E1 FOP=[YR=2002] E8 N12 PTO=[YR=2002] E4 N8 W4 S8$ N20 W8 S32$ N32 W1 N16$ PTR= E40 DCK=[YR=2002] E7 FUS=[YR=2002] N1 E20 N2 E16 N7 FOP=[YR=2002] W7 N21 E12 S17 W5 S4$ N4 E5 N17 W3 N21 E33 S16 W8 S3 E8 S6 W8 S3 E8 S8 W8 S3 E8 S6 W8 S3 E8 S14 W35 S3 W16 S6 W10 N7 W10 N12$ S12 W7 N12$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 40,569

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	0006	OR	165.00	290.00	1.12	AC		1.00	1.00	1.25	35,000.00	43,750.00	49,000							

REVIEW DATE 02/21/2017 BY KBX Total Acres: 1.12 Total Land Value: 49,000 Market: 0 Agricultural: 0 Common: 49,000 PRINTED 08/02/2023 BY SYS