

S-3 & S-5 OF LOT 47
IN OR 1311/1386
EAST CALLAHAN SUB PB 1/35

HODGES ROGER L & ANGELA K
45164 STRATTON ROAD
CALLAHAN, FL 32011

2023

28-2N-25-3060-0047-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	975	100	975	78,933
FOP	48	30	14	1,134
FUS	1,014	100	1,014	82,091
UGR	572	45	257	20,806
USP	240	30	72	5,829
TOTALS	2,849		2,332	188,792

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	30	26	780.00	SF	35.00	35.00	100	1992
2	0825	BRICK	0 100	0	0	4,510.00	SF	12.50	12.50	100	1994
3	0681	POLE SHED	0 100	30	24	720.00	SF	15.00	15.00	100	2003

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.89	AC	
2	000115	C	SFR ACRES	100		OR	0.00	0.00	2.90	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,332	114.2680	103.13	240,499	1979	1979	0	0	21.50	78.50
1 SINGLE FAM - 100% - 2006 Heated Area: 1989 HX Base Yr 2006											

45164 STRATTON RD, CALLAHAN				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	05/19/2023
				INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		188,792	
TOTAL MARKET OB/XF VALUE		60,649	
TOTAL LAND VALUE - MARKET		202,650	
TOTAL MARKET VALUE		452,091	
SOH/AGL Deduction		242,315	
ASSESSED VALUE		209,776	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		159,776	
TOTAL JUST VALUE		452,091	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,417	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7776	GARAGE	13,260	01/17/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1311/1386	4/22/2005	WD U	I		09
					SALE PRICE
					325,000
GRANTOR: ADAMS MALCOLM D & SHA					
GRANTEE: HODGES ROGER L & AN					
0447/0650	3/01/1985	WD Q	I		92,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W8 USP=[YR=1993] N12 W20 S12 E20\$ W31											
UGR=[YR=1993] W26 S22 E26 N22\$ S25 E15 FOP=[YR=1993] S6 E8 N6											
W8\$ E24 N25\$ PTR=E20 FUS=[YR=1993] E39 S26 W39 N26\$ W20\$.											