



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,491	100	1,491	130,772
FGR	1,140	55	627	54,993
FOP	21	30	6	526
FOP	80	30	24	2,105
FOP	112	30	34	2,982
TOTALS	2,844		2,182	191,378

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	20	27	540.00	SF	5.20	
4	0810	CONCRETE A	0 100	0	0	206.00	SF	6.50	
5	0861	POOL GUNIT	0 100	15	25	375.00	SF	85.00	
6	0845	KOOL DECK	0 100	0	0	782.00	SF	7.25	
8	0350	CARPORT WD	0 100	12	12	144.00	SF	13.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100		OR	135.00	322.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,182	112.6755	101.69	221,888	1988	1994	0	0	0 13.75	86.25
1 SINGLE FAM - 100% - 0											
Heated Area: 1491											
HX Base Yr											
45172 STRATTON RD, CALLAHAN											

TOTAL OB/XF											
16,301											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
191,378											
TOTAL MARKET OB/XF VALUE											
16,301											
TOTAL LAND VALUE - MARKET											
35,000											
TOTAL MARKET VALUE											
242,679											
SOH/AGL Deduction											
106,819											
ASSESSED VALUE											
135,860											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
85,860											
TOTAL JUST VALUE											
242,679											
NCON VALUE											
3,918											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
193,983											
SALES DATA											
OFF RECORD											
Number											
DATE											
12/17/1987											
TYPE											
INST											
Q U											
V I											
RSN											
CD											
SALE											
PRICE											
0533/0356											
100											
GRANTOR:											
GRANTEE:											
0432/0112											
9/01/1984											
WD											
U											
V											
1,400											
GRANTOR:											
GRANTEE:											
BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=2010] W30 S10 BAS=[YR=1993] W30 FOP=[YR=1998] N8 W10											
FOP=[YR=2022] W14 S8 E14 N8\$ S8 E10\$ W24 S28E33											
FOP=[YR=1993] E7 N3 W7 S3\$ N3 E7 S3 E14 N28\$S28 E30 N38\$.											