S-2 OF LOT 48 &
S-4 OF LOT 49
IN OR 2298/977

SHEAHAN SARAH/HARDY FRANK D III
45127 STRATTON RD
CALLAHAN, FL 32011

2023

28-2N-25-3060-0048-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

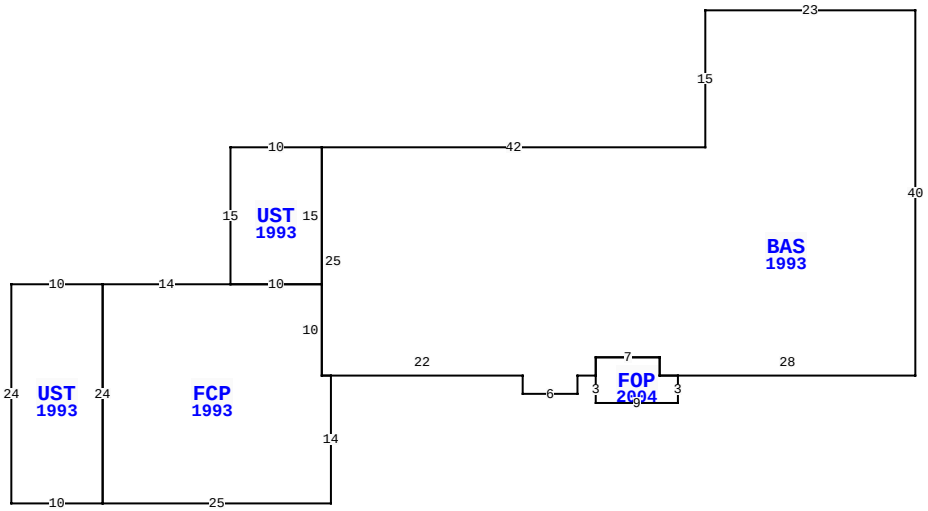
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,968	100	1,968	144,152
FCP	590	25	148	10,841
FOP	41	30	12	879
UST	150	45	68	4,981
UST	240	45	108	7,911
TOTALS	2,989		2,304	168,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,304	126.8120	114.45	263,693	1958	1970	0	0	0	36.00	64.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1968 HX Base Yr 2017



45127 STRATTON RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		168,764
TOTAL MARKET OB/XF VALUE		3,182
TOTAL LAND VALUE - MARKET		67,550
TOTAL MARKET VALUE		239,496
SOH/AGL Deduction		83,566
ASSESSED VALUE		155,930
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,930
TOTAL JUST VALUE		239,496
NCON VALUE		2,948
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/0977	8/12/2019	QC	U	I	11	107,800
GRANTOR: SHEAHAN SARAH						
GRANTEE: SHEAHAN SARAH & FAN						
2080/1881	10/27/2016	WD	Q	I	02	238,100
GRANTOR: JOHNSON RANDY S						
GRANTEE: SHEAHAN SARAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S15 W42 UST=[YR=1993] W10 S15
FCP=[YR=1993] W14 UST=[YR=1993] W10 S24 E10 N24 $ S24 E25
N14 W1 N10 W10 $ E10 N15$ S25 E22 S2 E6 N2 E2 FOP=[YR=2004]
S3 E9 N3 W2 N2 W7 S2 $ N2 E7 S2 E28 N40 $.

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
2	0754	FOP	0	100	13	6	78.00	SF	15.00	15.00	100	1985	1985	3	20	234	
3	0756	FEP	0	100	42	13	546.00	SF	27.00	27.00	100	1985	1985	3	20	2,948	

LAND DESCRIPTION

TOTAL OB/XF 3,182

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	RS-E	168.00	260.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	000115	C	SFR ACRES	100			0.00	0.00	0.93	AC		1.00	1.00	1.00	35,000.00	35,000.00	32,550							

REVIEW DATE 02/23/2017 BY KB Total Acres: 1.93 Total Land Value: 67,550 Market: 0 Agricultural: 0 Common: 67,550 PRINTED 08/02/2023 BY SYS