PT LOT 48 PAR S-3
IN OR 1970/1028
(EX R/W IN OR 111/646)

UNGLESBEE BARBARA A LVG TRUST/UNGLESBEE BARBARA A
45133 STRATTON RD
CALLAHAN, FL 32011

2023

28-2N-25-3060-0048-0030

BUILDING CHARACTERISTICS

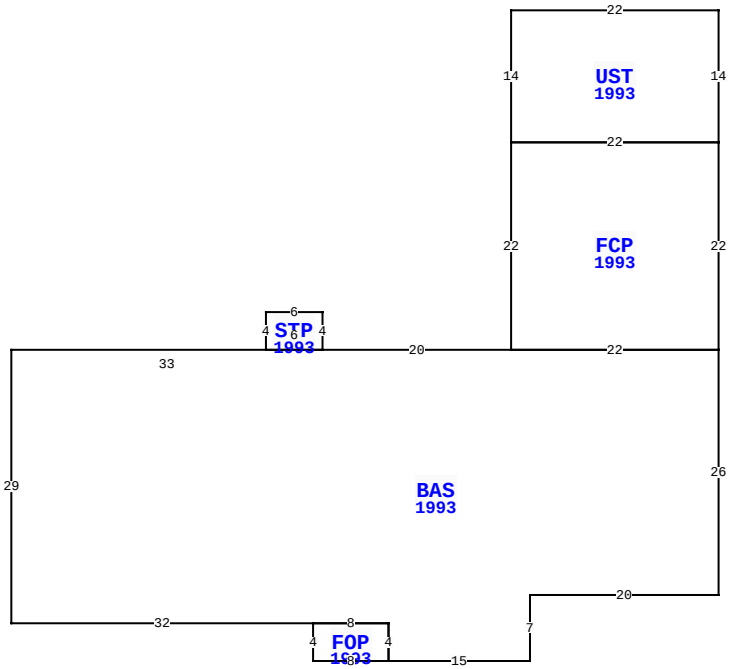
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,175	100	2,175	160,052
FCP	484	25	121	8,904
FOP	32	30	10	736
STP	24	10	2	147
UST	308	45	139	10,228
TOTALS	3,023		2,447	180,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,447	127.4000	114.98	281,356	1965	1970	0	0	0	36.00	64.00

1 SINGLE FAM – 100% - 2011 Heated Area: 2175 HX Base Yr 2011



45133 STRATTON RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		180,068
TOTAL MARKET OB/XF VALUE		3,394
TOTAL LAND VALUE - MARKET		65,450
TOTAL MARKET VALUE		248,912
SOH/AGL Deduction		112,037
ASSESSED VALUE		136,875
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,875
TOTAL JUST VALUE		248,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1970/1028	3/25/2015	SW	U	I	11	100
GRANTOR: UNGLESBEE BARBARA A						
GRANTEE: UNGLESBEE BARBARA A						
1970/1026	3/06/2015	WD	U	I	11	100
GRANTOR: MESERVE JOAN BURGESS						
GRANTEE: UNGLESBEE BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W22 S14 FCP=[YR=1993] S22 BAS=[YR=1993] W20 STP=[YR=1993] N4W6 S4 E6 $ W33 S29 E32 FOP=[YR=1993] S4 E8 N4 W8$ E8 S4 E15 N7 E20 N26 W22$ E22 N22 W22$ E22 N14$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1965	1965	3	28	980	
2	0812	CONCRETE C	0	100	0	0	2,743.00	SF	4.00	4.00	100	1970	1970	3	22	2,414	

LAND DESCRIPTION

TOTAL OB/XF 3,394

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		RS-E	168.00	260.00	1.87	AC		1.00	1.00	1.00	35,000.00	35,000.00	65,450							

REVIEW DATE 06/03/2021 BY KBA Total Acres: 1.87 Total Land Value: 65,450 Market: 0 Agricultural: 0 Common: 65,450 PRINTED 08/02/2023 BY SYS