

PT OF LOT 48 IN OR 1679/553
BEING PARCELS "A" & "B"
EAST CALLAHAN SUB PBK 1/35

COLLINS LARRY L SR & MELVENIE
45139 STRATTON ROAD
CALLAHAN, FL 32011-5080

2023

28-2N-25-3060-0048-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

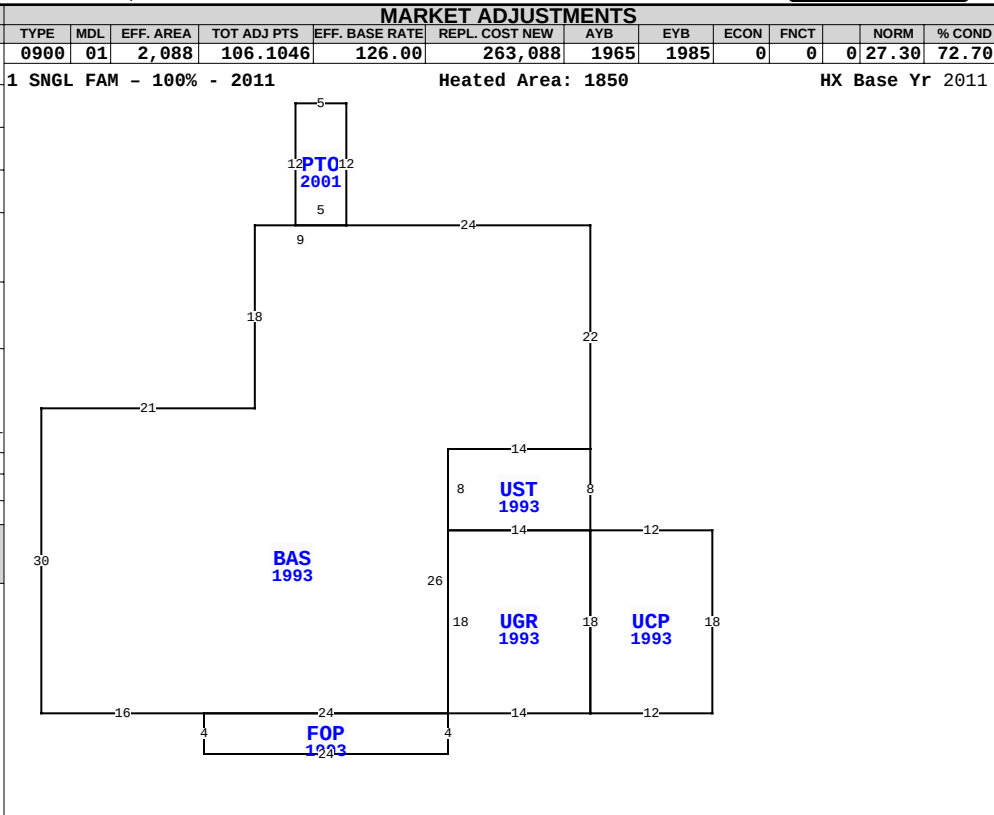
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100	1,850	169,464
FOP	96	30	29	2,656
PTO	60	5	3	275
UCP	216	20	43	3,939
UGR	252	45	113	10,351
UST	112	45	50	4,580

TOTALS	2,586		2,088	191,265
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	12	16	192.00	SF	21.30	21.30
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0940	SHEDS/PORT	0 100	8	10	80.00	SF	21.30	21.30
4	0940	SHEDS/PORT	0 100	10	10	100.00	SF	13.20	13.20
5	0812	CONCRETE C	0 100	0	0	2,554.00	SF	3.20	3.20
6	0351	CARPORT MT	0 100	24	12	288.00	SF	10.00	10.00
8	0940	SHEDS/PORT	0 100	12	20	240.00	SF	18.30	18.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RS-E	175.00	260.00	1.04
2	000000	C	VAC RES	100		OR	172.00	240.00	0.95



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

45139 STRATTON RD, CALLAHAN

TOTAL OB/XF									
9,441									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					191,265				
TOTAL MARKET OB/XF VALUE					9,441				
TOTAL LAND VALUE - MARKET					69,790				
TOTAL MARKET VALUE					270,496				
SOH/AGL Deduction					163,098				
ASSESSED VALUE					107,398				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					57,398				
TOTAL JUST VALUE					270,496				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					220,423				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002131	REPAIR/RRF	13,000	02/23/2021
B24664	XFOB	9,374	05/01/2011
B007167	XFOB	4,132	05/01/2000
4626	REPAIR/RRF	2,240	01/26/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1679/0553	5/27/2010	WD	Q	I	01	160,000	
GRANTOR: LONG JO NELL							
GRANTEE: COLLINS LARRY L SR							
0321/0375	9/01/1980	WD	Q	I		53,900	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UCP=[YR=1993] W12 UST=[YR=1993] N8 BAS=[YR=1993] N22 W24 PTO=[YR=2001] N12 W5 S12 E5\$ W9 S18 W21 S30 E16 FOP=[YR=1993] S4 E24 N4 UGR=[YR=1993] E14 N18 W14 S18 \$ W24 \$ E24 N26 E14 \$ W14 S8 E14 \$ S18 E12 N18 \$.									