PT OF LOT 49 SEC 47
IN OR 163/249 & 250
EAST CALLAHAN SUB PB 1/35

ZOLLER ARNOLD W
45121 STRATTON ROAD
CALLAHAN, FL 32011

2023

28-2N-25-3060-0049-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

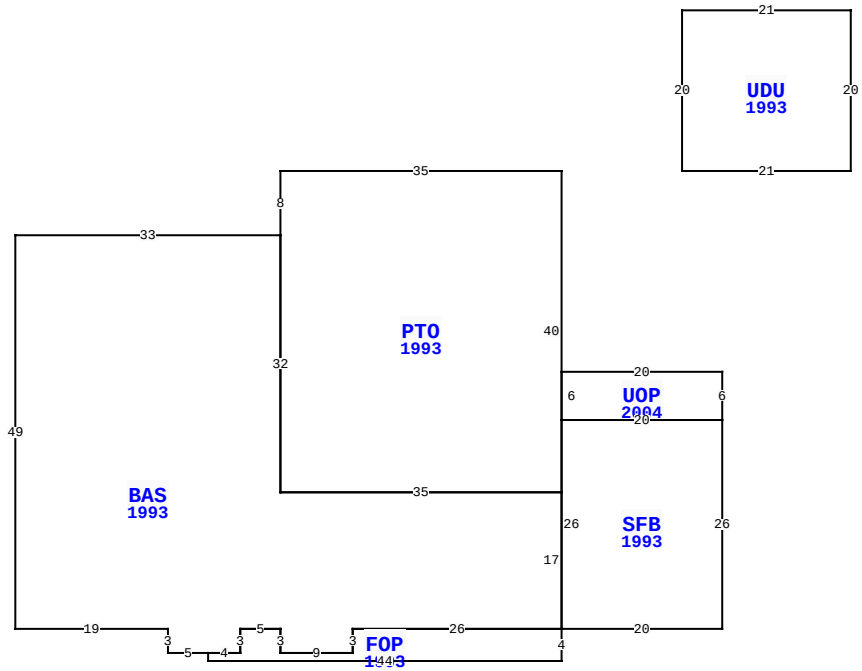
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,266	100	2,266	137,835
FOP	137	30	41	2,494
PTO	1,400	5	70	4,258
SFB	520	80	416	25,304
UDU	420	55	231	14,051
UOP	120	20	24	1,460
TOTALS	4,863		3,048	185,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,048	104.3280	94.16	287,000	1957	1965	0	0	0	35.40	64.60

1 SINGLE FAM – 100% - 0 Heated Area: 2682 HX Base Yr



45121 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		185,402
TOTAL MARKET OB/XF VALUE		4,920
TOTAL LAND VALUE - MARKET		91,700
TOTAL MARKET VALUE		282,022
SOH/AGL Deduction		130,220
ASSESSED VALUE		151,802
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		96,802
TOTAL JUST VALUE		282,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5619	CHNGE SRVC	400	01/10/1989
5361	REPAIR/RRF	5,600	12/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0099/0525	1/01/1970	TA	U	I		52,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W35 S8 BAS=[YR=1993] W33 S49 E19 S3 E5 FOP=[YR=1993] S1 E44 N4 SFB=[YR=1993] E20 N26 UOP=[YR=2004] N6 W20 S6 E20 $ W20 S26 $ W26 S3 W9 N3 W5 S3 W4 $ E4 N3 E5 S3 E9 N3 E26 N17 W35 N32 $ S32 E35 N40 $ PTR= E15 UDU=[YR=1993] E21 N20 W21 S20 $ W15 $.

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	0803	ASPHALT C	0	100	0	0	4,920.00	SF	2.00	2.00	100	1980	1980	3	50	4,920	

LAND DESCRIPTION

TOTAL OB/XF 4,920

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	242.00	490.00	2.62	AC		1.00	1.00	1.00	35,000.00	35,000.00	91,700							

REVIEW DATE 02/23/2017 BY KB Total Acres: 2.62 Total Land Value: 91,700 Market: 0 Agricultural: 0 Common: 91,700 PRINTED 08/02/2023 BY SYS