

BLK 13 LOTS 5,6,7,& 8
IN OR 2581/1007
(EX PT IN OR 955/1243,

CONNER ROBERT H II & BETTINA M
45280 STRATTON ROAD
CALLAHAN, FL 32011-0294

2023

29-2N-25-3120-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	25	MOD METAL 40
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	6	100
Frame	03	MASONRY 100
Story Height	13	100
RMS	5	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	OWNER OCC 100

Quality 02 Quality Level 02
DOR CODE 2500 REPAIR SERVICE

MAP NUM MKT AREA 07

NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	315	100	315	3,164
BAS	315	100	315	3,164
BAS	750	100	750	7,535
BAS	906	100	906	9,102
BAS	594	100	594	5,967
BAS	850	100	850	8,539
CAN	576	30	173	1,738
FST	154	50	77	774

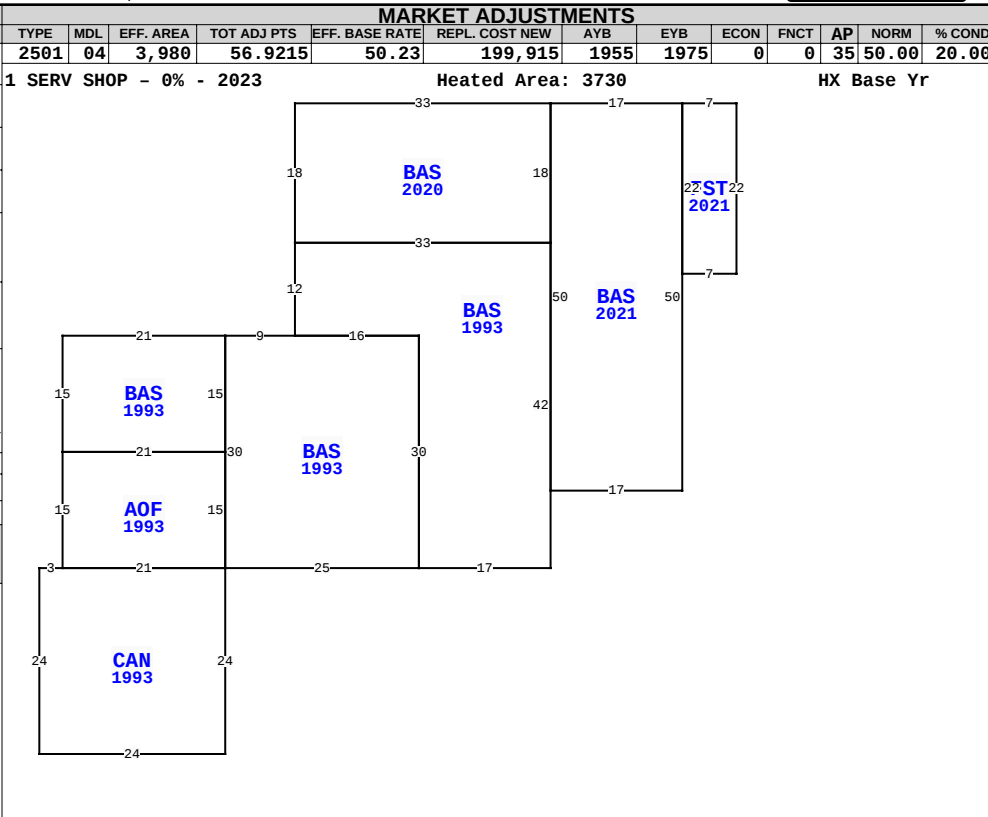
TOTALS 4,460 3,980 39,983

EXTRA FEATURES

L N	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	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	1	1980	1980	3	1	25	
2	0424	CL FNC 6'	0	0	0	0	391.00	LF	20.00	20.00	1	1996	1996	3	1	78	
3	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	1	1994	1994	3	1	8	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	1	1996	1996	3	1	3	
5	0812	CONCRETE C	0	0	0	0	8,016.00	SF	3.00	3.00	1	1999	1999	3	1	240	
6	0351	CARPORT MT	0	0	20	24	480.00	SF	5.00	5.00	1	1994	1994	3	1	24	
8	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	1	1990	1990	3	1	16	
9	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	1	1990	1990	3	1	5	
10	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	1	1990	1990	3	1	8	
11	0351	CARPORT MT	0	0	30	30	900.00	SF	10.00	10.00	1	2018	2018	3	1	90	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002500	C	SRVC SHOPS	0	0004	CHT	0.00	0.00	40,075.00	SF		1.00	1.00	1.00	5.50	5.50	220,412							



449645 US HWY 301, CALLAHAN

BLD DATE	05/18/2022	HS	LGL DATE	
XF DATE	05/18/2022	HS	LAND DATE	05/18/2022
INC DATE			AG DATE	

TOTAL OB/XF 497

NASSAU COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		39,983	
TOTAL MARKET OB/XF VALUE		866	
TOTAL LAND VALUE - MARKET		220,412	
TOTAL MARKET VALUE		261,261	
SOH/AGL Deduction		0	
ASSESSED VALUE		261,261	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		261,261	
TOTAL JUST VALUE		261,261	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		205,417	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4494	RENO		07/19/2023
4327	ADDITION	15,000	06/03/2020
2312	REPAIR/RRF	0	10/16/2000
2312	REPAIR/RRF	0	10/16/2000
2194	TANKS/BLRS	9,700	06/14/1999
2372	REPAIR/RRF	10	04/20/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2581/1007	8/01/2022	WD	U	I	11	100			
GRANTOR: CONNER DOROTHY I TRUS									
GRANTEE: CONNER ROBERT H II									
0769/0152	8/15/1996	TD	U	I	11	100			
GRANTOR: CONNER ROBERT H SR &									
GRANTEE: ROBERT H CONNER SR									

BUILDING NOTES

FST=[YR=2021] W7 BAS=[YR=2021] W17 BAS=[YR=2020] W33 S18
BAS=[YR=1993] S12 BAS=[YR=1993] W9 BAS=[YR=1993] W21 S15
AOF=[YR=1993] S15 CAN=[YR=1993] W3 S24 E24 N24 W21\$ E21 N15
W21\$ E21 N15\$ S30 E25 N30 W16\$ E16 S30 E17 N42 W33\$ E33 N18\$
S50 E17 N50\$ S22 E7 N22\$.

BUILDING DIMENSIONS

FST=[YR=2021] W7 BAS=[YR=2021] W17 BAS=[YR=2020] W33 S18
BAS=[YR=1993] S12 BAS=[YR=1993] W9 BAS=[YR=1993] W21 S15
AOF=[YR=1993] S15 CAN=[YR=1993] W3 S24 E24 N24 W21\$ E21 N15
W21\$ E21 N15\$ S30 E25 N30 W16\$ E16 S30 E17 N42 W33\$ E33 N18\$
S50 E17 N50\$ S22 E7 N22\$.

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