



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 100
Interior Floo	12	HARDWOOD 60
Interior Floo	08	SHT VINYL 40
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

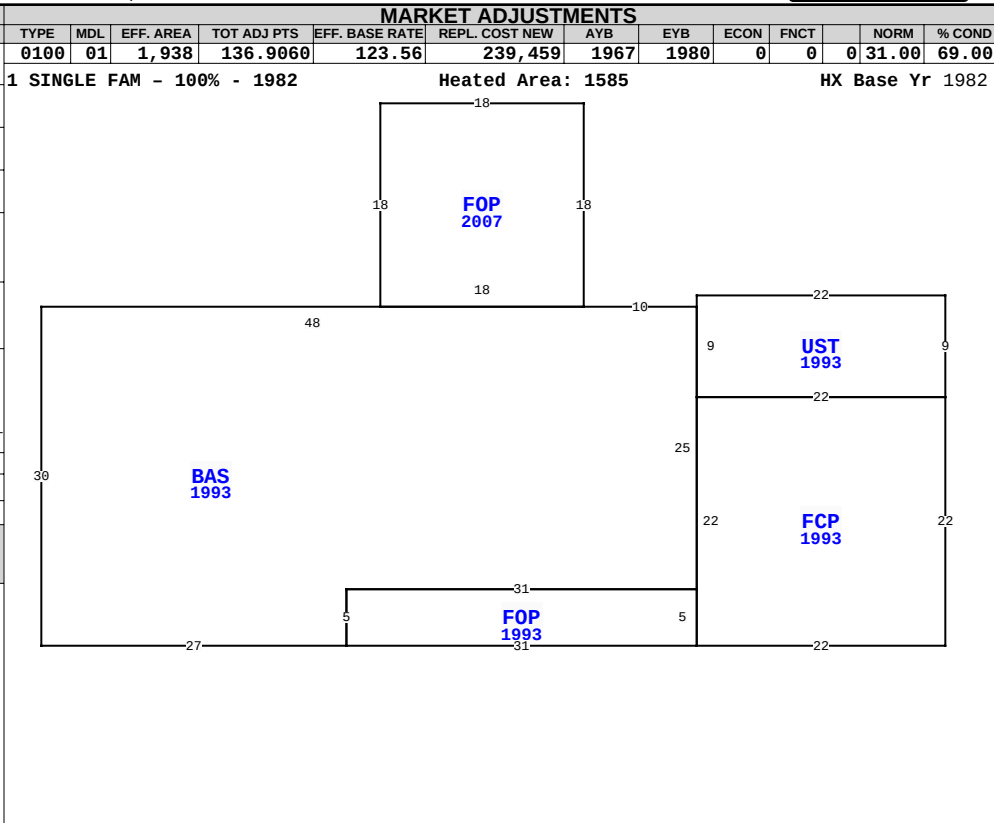
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100	1,585	135,132
FCP	484	25	121	10,316
FOP	155	30	46	3,922
FOP	324	30	97	8,270
UST	198	45	89	7,588

TOTALS	2,746		1,938	165,227
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	4	28	112.00	SF	6.50	6.50	100	1987
2	0810	CONCRETE A	0 100	21	31	651.00	SF	6.50	6.50	100	1987

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RS-E	137.00	160.00	1.00	AC	



45114 STRATTON RD, CALLAHAN	BLD DATE 07/08/2008	JW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	4	28	112.00	SF	6.50	6.50	100	1987
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TOTAL OB/XF											
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1	000100	C	SFR	100	0006	RS-E	137.00	160.00	1.00	AC	

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		171,743	
TOTAL MARKET OB/XF VALUE		2,703	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		209,446	
SOH/AGL Deduction		99,335	
ASSESSED VALUE		110,111	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		55,111	
TOTAL JUST VALUE		209,446	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,082	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23043	REPAIR/RRF	5,538	11/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0067/0192	1/01/1966	TA	U	V		1,800	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W10 FOP=[YR=2007] N18 W18 S18 E18\$ W48 S30 E27 FOP=[YR=1993] E31 FCP=[YR=1993] E22 N22 UST=[YR=1993] N9 W22 S9E22\$ W22S22\$ N5 W31S5\$ N5 E31 N25\$.							

GUTHRIE JANE E
45114 STRATTON ROAD
CALLAHAN, FL 32011

2023

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