LOT 1
IN OR 697 PG 528
COUNTRYSIDE EST PB 5/241

ACUFF PAULA
45199 STRATTON ROAD
CALLAHAN, FL 32011

2023

47-2N-25-501C-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

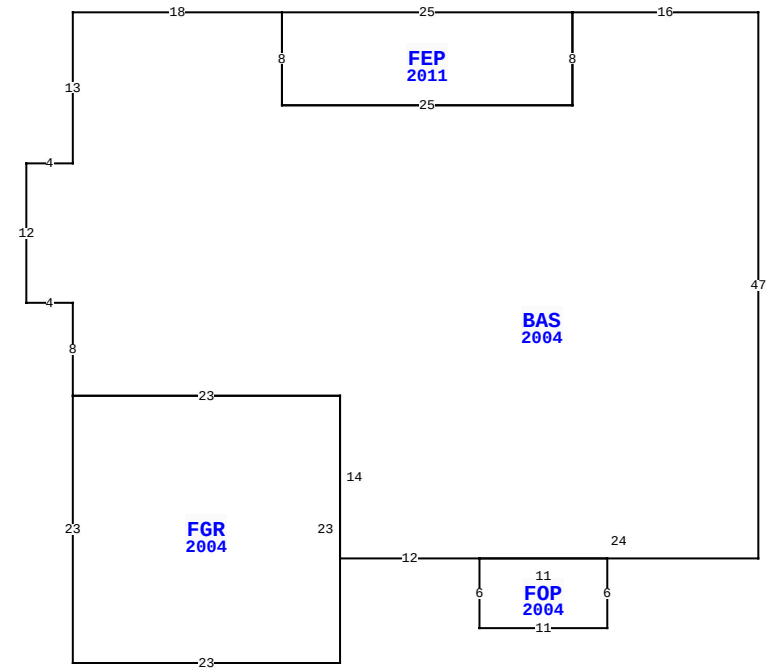
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,299	100	2,299	264,110
FEP	200	80	160	18,381
FGR	529	55	291	33,431
FOP	66	30	20	2,297
TOTALS	3,094		2,770	318,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,770	111.8400	132.81	367,884	2004	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2005 Heated Area: 2299 HX Base Yr 2005



45199 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		318,220
TOTAL MARKET OB/XF VALUE		45,607
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		423,827
SOH/AGL Deduction		216,797
ASSESSED VALUE		207,030
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		152,030
TOTAL JUST VALUE		423,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12142	NEW CONSTR	164,545	01/01/2004
R5726	REPAIR/RRF	1,900	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0697/0528	1/27/1994	WD	Q	V		29,900
GRANTOR: BAGLEY ANDY & BRENDA						
GRANTEE: ACUFF BILLY & PAULA						
0645/0618	12/31/1991	WD	U	V		30,000
GRANTOR: P C ENTERPRISES						
GRANTEE: BAGLEY ANDY & BREND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 FEP=[YR=2011] W25 S8 E25 N8$ S8 W25 N8 W18 S13 W4 S12 E4 S8 FGR=[YR=2004] S23 E23 N23 W23$ E23 S14 E12 FOP=[YR=2004] S6 E11 N6 W11$ E24 N47$.

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	2004	2004	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	3,493.00	SF	4.00	4.00	100	2004	2004	3	86	12,016	
3	0511	GARAGE CB-	0	100	13	13	169.00	SF	40.00	40.00	100	2004	2004	3	86	5,814	
4	0855	CONC PAVER	0	100	0	0	419.00	SF	3.00	3.00	100	2011	2011	3	93	1,169	
5	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2011	2011	3	83	1,594	
6	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	100	2011	2011	3	68	1,958	
7	0861	POOL GUNIT	0	100	0	0	345.00	SF	85.00	85.00	100	2011	2011	3	68	19,941	

LAND DESCRIPTION

TOTAL OB/XF 45,607

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	0006	RS-1	195.00	355.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 11/21/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS