

LOT 2
IN OR 854/581
COUNTRYSIDE EST PB 5/241

HORTON JOHN D & CYNTHIA M
45205 STRATTON ROAD
CALLAHAN, FL 32011

2023

47-2N-25-501C-0002-0000



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	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,111	100	2,111	202,928
FGR	484	55	266	25,570
FOP	32	30	10	961
SFB	344	80	275	26,435
UDG	625	55	344	33,068
UOP	250	20	50	4,807

TOTALS 3,846 3,056 293,769

EXTRA FEATURES

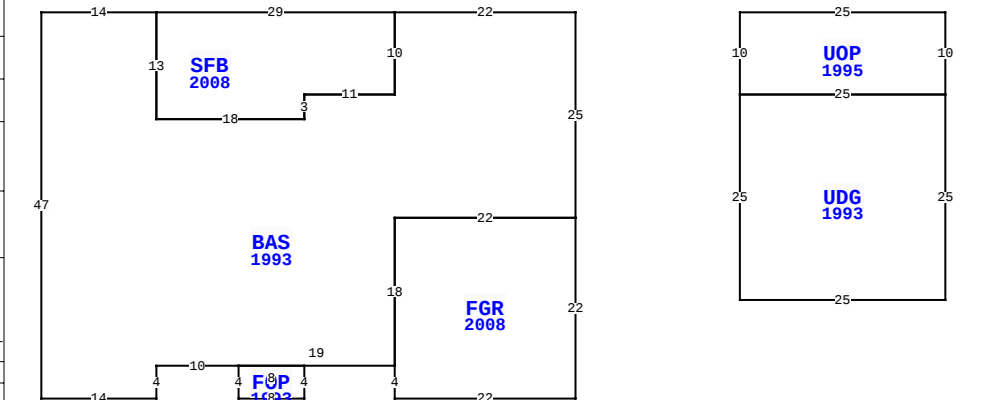
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0 100	0	0	4,194.00	SF	4.00	4.00	100	1993	1993	3	68	11,408	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	

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	000100	C	SFR	100	0006	RS-1	124.00	350.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/31/2018 BY KBX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,056	98.7160	117.23	358,255	1993	1998	0	0	0	18.00	82.00
1 SNGL FAM - 100% - 1999					Heated Area: 2386				HX Base Yr 1999			



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

45205 STRATTON RD, CALLAHAN

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4,194.00	SF	4.00	4.00	100	1993	1993	3	68	11,408			
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1	000100	C	SFR	100	0006	RS-1	124.00	350.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

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NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
PAGE 1 of 1 6													
STANDARD													
Tax Group: 6 Tax Dist:													
BUILDING MARKET VALUE 293,769													
TOTAL MARKET OB/XF VALUE 14,068													
TOTAL LAND VALUE - MARKET 60,000													
TOTAL MARKET VALUE 367,837													
SOH/AGL Deduction 198,269													
ASSESSED VALUE 169,568													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 119,568													
TOTAL JUST VALUE 367,837													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 289,384													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313448	REPAIR/RRF	11,380	04/24/2013
13606	ADDITION	1,520	08/01/1995
93379	XFOB	17,952	11/11/1993
8627	NEW CONSTR	90,676	01/22/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0854/0581	11/02/1998	WD	Q	I		170,000			
GRANTOR: CAUSEY JOHN A & EDNA									
GRANTEE: HORTON JOHN & CYNTH									
0685/0291	7/20/1993	WD	Q	I		90,200			
GRANTOR: SCHULTZ/ANGELO GROUP									
GRANTEE: CAUSEY JOHN & EDNA									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W22 SFB=[YR=2008] W29 S13 E18 N3 E11 N10\$ S10 W11 S3 W18 N13 W14 S47 E14 N4 E10 FOP=[YR=1993] S4 E8 N4 W8\$ E19 FGR=[YR=2008] S4 E22 N22 W22 S18\$ N18 E22 N25\$ PTR= E20 UOP=[YR=1995] E25 S10 UDG=[YR=1993] S25 W25 N25 E25 \$ W25 N10 \$ W20 \$.									

REVIEW DATE 05/31/2018 BY KBX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS