

LOT 4
IN OR 729 PG 326
COUNTRYSIDE EST PB 5/241

KEELING DWAYNE & VICKIE
45215 STRATTON ROAD
CALLAHAN, FL 32011

2023

47-2N-25-501C-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6										
Exterior Wall	20	FACE BRICK 100	0900	01	5,339	111.1880	132.04	704,962	1997	2005	0	0	0	12.75	87.25	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2004													Heated Area: 4903									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2004									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMMT 70																							
Interior Floo	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		3.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			05	Quality Level 05																					
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	330	100	330	38,017																					
BAS	2,493	100	2,493	287,206																					
BAS	1,550	100	1,550	178,568																					
FGR	650	55	358	41,243																					
FOP	260	30	78	8,986																					
FUS	530	100	530	61,058																					
TOTALS			5,813	5,339	615,079																				
EXTRA FEATURES			45215 STRATTON RD, CALLAHAN																						
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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	5,670									
2	0812	CONCRETE C	0	100	0	0	3,459.00	SF	4.00	4.00	100	1997	1997	3	75	10,377									
4	0861	POOL GUNIT	0	100	25	15	375.00	SF	85.00	85.00	100	2003	2003	3	36	11,475									
5	0845	KOOL DECK	0	100	0	0	896.00	SF	7.25	7.25	100	2003	2003	3	84	5,457									
6	0871	POOL HTR R	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2003	2003	3	22	660									
7	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	22	440									
8	0812	CONCRETE C	0	100	0	0	2,788.00	SF	4.00	4.00	100	2003	2003	3	84	9,368									
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080									
10	0911	SCRN RM A	0	100	0	0	1,320.00	SF	17.50	17.50	100	2003	2003	3	22	5,082									
LAND DESCRIPTION			TOTAL OB/XF 51,609																						
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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																									

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