

LOT 8
IN OR 1314/1
COUNTRYSIDE EST PB 5/241

LEWIS SANDRA W
45235 STRATTON ROAD
CALLAHAN, FL 32011

2023

47-2N-25-501C-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	

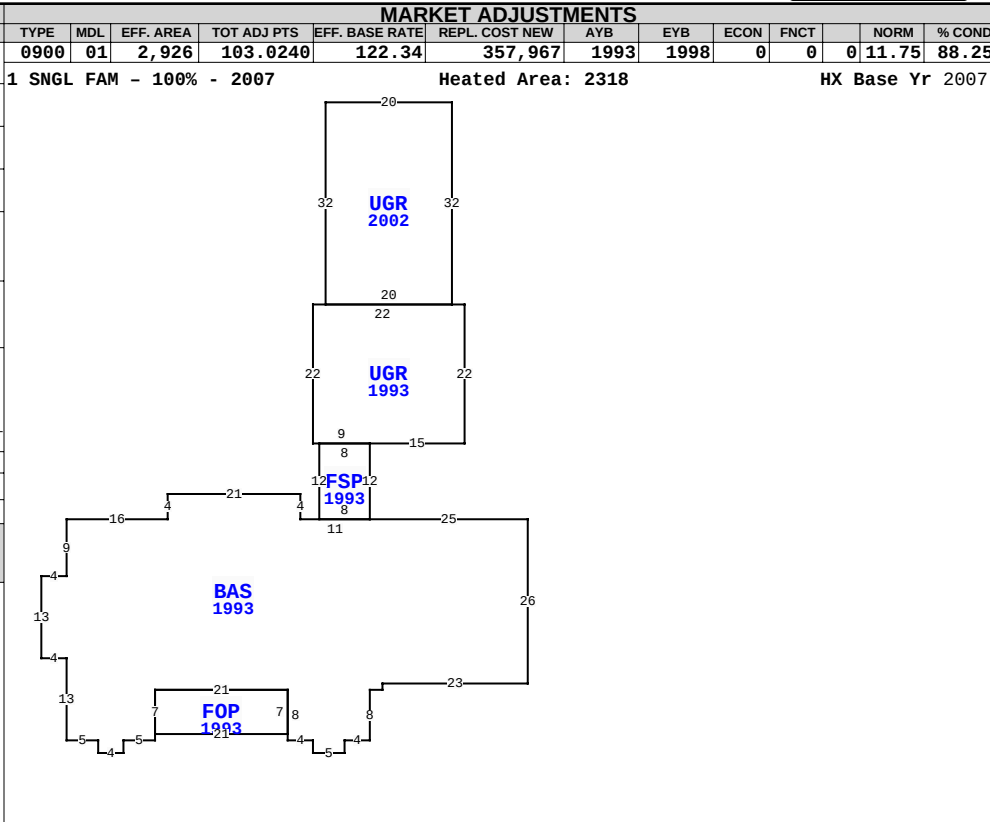
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,318	100	2,318	250,263
FOP	147	30	44	4,750
FSP	96	40	38	4,103
UGR	528	45	238	25,696
UGR	640	45	288	31,094

TOTALS	3,729		2,926	315,906
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,935.00	SF	4.00
3	0866	POOL FIBER	0	100	0	0	240.00	SF	72.00
4	0845	KOOL DECK	0	100	0	0	240.00	SF	7.25
5	0811	CONCRETE B	0	100	0	0	693.00	SF	5.20
6	0911	SCRN RM A	0	100	0	0	1,018.00	SF	17.50
7	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00
8	0469	VF LATTIC	0	100	0	0	10.00	SF	5.50
9	0475	VF 4 SBPL	0	100	0	0	10.00	LF	14.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RS-1	145.00	260.00	1.00

REVIEW DATE 11/13/2019 BY KBA



45235 STRATTON RD, CALLAHAN

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	315,906								
TOTAL MARKET OB/XF VALUE	24,154								
TOTAL LAND VALUE - MARKET	60,000								
TOTAL MARKET VALUE	400,060								
SOH/AGL Deduction	212,484								
ASSESSED VALUE	187,576								
TOTAL EXEMPTION VALUE	55,000								
BASE TAXABLE VALUE	132,576								
TOTAL JUST VALUE	400,060								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	312,850								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2305240	ROOF	2,499	04/21/2023
R1800068	REPAIR/RRF	9,715	01/04/2018
B21324	ALUMINUM ENCLOSUR	10,692	04/01/2008
B	GARAGE	0	07/01/2002
E9864	NEW CONSTR	500	07/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1314/0001	5/02/2005	WD	Q	I		267,000
GRANTOR: SEVERSON MARK E & ROB						
GRANTEE: LEWIS SANDRA W & RO						
0669/1392	11/04/1992	WD	Q	V		23,500
GRANTOR: PC ENTERPRISES						
GRANTEE: EVERSON MARK & ROBI						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W25 FSP=[YR=1993] N12 UGR=[YR=1993] E15 N22 W2 UGR=[YR=2002] N32 W20 S32 E20\$ W22 S22 E9\$ W8S12 E8\$ W11 N4 W21 S4 W16 S9 W4 S13 E4 S13 E5 S2 E4 N2 E5 N1 FOP=[YR=1993] E21 N7 W21 S7\$ N7 E21 S8 E4 S2 E5 N2 E4 N8 E2 N1E23 N26\$.									

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Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS