

LOT 9 & W50' LOT 10 &
PARS 4-5 & 4-9
IN OR 1261/1922

DEANGELO ROBERT J & STEPHANIE T
45245 STRATTON ROAD
CALLAHAN, FL 32011

2023

47-2N-25-501C-0009-0000



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 1 6																										
Exterior Wall	20	FACE BRICK 100	0900	01	2,991	104.2460	123.79	370,256	1989	2000	0	0	0	16.50	83.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2006													Heated Area: 2089													HX Base Yr 2006												
Roof Cover	03	COMP SHNGL 100														Tax Group: 6													Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													309,164												
Interior Floo	14	CARPET 70														TOTAL MARKET OB/XF VALUE													33,764												
Interior Floo	11	CLAY TILE 30														TOTAL LAND VALUE - MARKET													60,000												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													402,928												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													220,922												
Bedrooms	3	100														ASSESSED VALUE													182,006												
Bathrooms	2	100														TOTAL EXEMPTION VALUE													50,000												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													132,006												
Stories	1.	1. 100														TOTAL JUST VALUE													402,928												
Units	0	100	NCON VALUE													0																									
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE													319,328												
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	2,089	100	2,089	215,928																																					
FDG	837	60	502	51,889																																					
FEP	160	80	128	13,231																																					
FGR	404	55	222	22,947																																					
FOP	20	30	6	620																																					
FST	80	55	44	4,548																																					
TOTALS			3,590	2,991	309,164																																				
EXTRA FEATURES					45245 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		1.00	UT 3,500.00	3,500.00	100	1989	1989	3	68	2,380																									
2	0812	CONCRETE C	0	100	0	0		1,954.00	SF 4.00	4.00	100	1989	1989	3	59.5	4,651																									
3	0812	CONCRETE C	0	100	0	0		787.00	SF 4.00	4.00	100	1991	1991	3	64	2,015																									
4	1127	BRICK 8"	0	100	24	6		144.00	SF 11.00	11.00	100	1989	1989	3	86	1,362																									
6	0861	POOL GUNIT	0	100	30	15		450.00	SF 85.00	85.00	100	2005	2005	3	44	16,830																									
7	0855	CONC PAVER	0	100	0	0		912.00	SF 7.00	7.00	100	2005	2005	3	87	5,554																									
8	0940	SHEDS/PORT	0	100	10	12		120.00	SF 30.00	30.00	100	2005	2005	3	27	972																									
TOTAL OB/XF																	33,764																								
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		RS-1	176.00	260.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																								
REVIEW DATE 04/29/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																																									