LOT 11 & E76.25 FT OF LOT 10 &
W48.81 FT OF LOT 12 &
PT OF SECT 47-2N-25 (4-10)

JOHNSON SANDRA R
45253 STRATTON ROAD
CALLAHAN, FL 32011

2023

47-2N-25-501C-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

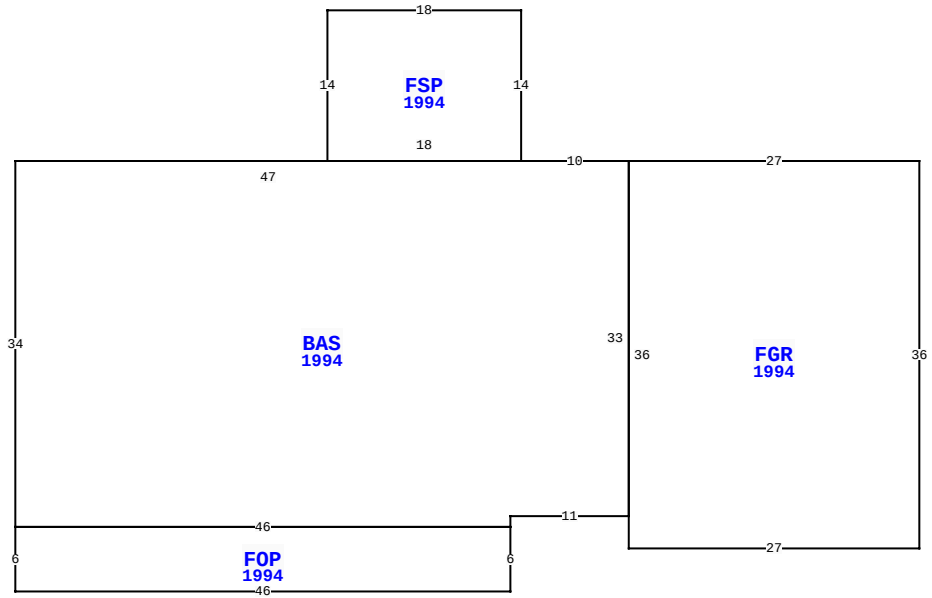
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,927	100	1,927	199,962
FGR	972	55	535	55,516
FOP	276	30	83	8,613
FSP	252	40	101	10,480
TOTALS	3,427		2,646	274,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,646	105.6000	125.40	331,808	1994	1999	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 1995 Heated Area: 1927 HX Base Yr 1995



45253 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		274,571
TOTAL MARKET OB/XF VALUE		22,267
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		356,838
SOH/AGL Deduction		188,163
ASSESSED VALUE		168,675
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,675
TOTAL JUST VALUE		356,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1112639	REPAIR/RRF	15,200	05/23/2011
94752	NEW CONSTR	125,270	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0665/1612	8/31/1992	WD	Q	V		28,500

GRANTOR: P C ENTERPRISES INC

GRANTEE: JOHNSON SANDRA R

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	0812	CONCRETE C	0	100	0	0	2,883.00	SF	4.00	4.00	100	1994	1994	3	70	8,072	
2	0940	SHEDS/PORT	0	100	0	0	300.00	SF	30.00	30.00	100	1994	1994	3	20	1,800	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
4	0811	CONCRETE B	0	100	0	0	682.00	SF	5.20	5.20	100	2000	2000	3	80	2,837	
5	1127	BRICK 8"	0	100	17	4	68.00	SF	11.00	11.00	100	2000	2000	3	94	703	
6	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2005	2005	3	44	6,160	

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W27 BAS=[YR=1994] W10 FSP=[YR=1994] N14 W18 S14 E18$ W47 S34 FOP=[YR=1994] S6 E46 N6 W46 $ E46 N1 E11 N33$ S36 E27 N36$.

LAND DESCRIPTION

TOTAL OB/XF 22,267

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	251.00	260.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 02/08/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS