

E 77.44 FT OF LOT 12 & ALL
LOTS 13 & 14 INC PARCEL 4-13
IN OR 902/1549

REICHERT JOSEPH R & ELIZABETH
45263 STRATTON ROAD
CALLAHAN, FL 32011

2023

47-2N-25-501C-0012-0010



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 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	2,436	100	2,436	220,913
BAS	900	100	900	81,618
FDG	441	60	265	24,032
FDG	1,140	60	684	62,030
FOP	329	30	99	8,978
TOTALS	5,246		4,384	397,571

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995
2	0812	CONCRETE C	0 100	0	0	3,162.00	SF	4.00	4.00	100	1995	1995
3	0845	KOOL DECK	0 100	0	0	1,437.00	SF	7.25	7.25	100	1995	1995
4	0861	POOL GUNIT	0 100	18	35	630.00	SF	85.00	85.00	100	1995	1995
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1995	1995
6	1127	BRICK 8"	0 100	8	2	16.00	SF	11.00	11.00	100	1995	1995
7	0476	VF 6 SBPL	0 100	0	0	65.00	LF	32.00	32.00	100	2005	2005
8	0475	VF 4 SBPL	0 100	0	0	24.00	LF	14.00	14.00	100	2005	2005
9	0471	VINYL FNC	0 100	0	0	2.00	LF	24.00	24.00	100	2005	2005
10	0525	GAZEBO	0 100	0	0	1.00	UT	25,000.00	25,000.00	100	2005	2005

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
1	000115	C	SFR ACRES	100	0006	RS-1	321.00	419.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,384	90.6400	107.64	471,894	1995	2001	0	0	0	15.75	84.25
1 SNGL FAM - 100% - 2000 Heated Area: 3336 HX Base Yr 2000												
45263 STRATTON RD, CALLAHAN												
				BLD DATE					LGL DATE			
				XF DATE					LAND DATE			
				INC DATE					AG DATE			

TOTAL OB/XF												
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2	0812	CONCRETE C	0 100	0	0	3,162.00	SF	4.00	4.00	100	1995	1995
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8	0475	VF 4 SBPL	0 100	0	0	24.00	LF	14.00	14.00	100	2005	2005
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NASSAU COUNTY PROPERTY										PAGE 1 of 2		6
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 6								Tax Dist:				
BUILDING MARKET VALUE								397,571				
TOTAL MARKET OB/XF VALUE								48,275				
TOTAL LAND VALUE - MARKET								60,000				
TOTAL MARKET VALUE								505,846				
SOH/AGL Deduction								265,580				
ASSESSED VALUE								240,266				
TOTAL EXEMPTION VALUE								50,000				
BASE TAXABLE VALUE								190,266				
TOTAL JUST VALUE								505,846				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								385,377				

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