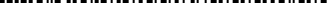


WEST BRIAN R
45264 STRATTON ROAD
CALLAHAN, FL 32011

2023



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	VALUATION SUMMARY																															
Exterior Wall		20	FACE BRICK 100		0900	01	2,457	108.3840	128.71	316,240	2001	2001	0	0	0	15.75	84.25	VALUATION BY		STANDARD																												
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2002													Heated Area: 2063													HX Base Yr 2002																	
Roof Cover		03	COMP SHNGL 100																																													
Interior Wall		05	DRYWALL 100																																													
Interior Floo		14	CARPET 70																																													
Interior Floo		11	CLAY TILE 30																																													
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	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		2,063		100		2,063		223,708																																								
FGR		570		55		314		34,050																																								
FOP		37		30		11		1,193																																								
FOP		229		30		69		7,482																																								
TOTALS		2,899				2,457		266,432																																								
EXTRA FEATURES		45264 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		0812		CONCRETE C		0 100		0 0		2,196.00		SF		4.00		4.00		100		2001		2001		3		82		7,203																				
2		1127		BRICK 8"		0 100		12 4		48.00		SF		11.00		11.00		100		2001		2001		3		95		502																				