

LOT 4
IN OR 826/537
EAGLE'S LANDING #1 PB 6/87

DURHAM RUSSELL J/SCAFF ANDREA LYNN
45252 STRATTON ROAD
CALLAHAN, FL 32011

2023

47-2N-25-568E-0004-0000



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 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		0 100
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	2,476	100	2,476	257,012
BAS	238	100	238	24,705
FGR	528	55	290	30,102
FOP	43	30	13	1,350
FOP	266	30	80	8,304

TOTALS	3,551		3,097	321,473
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	3,675.00	SF	4.00	
5	1127	BRICK 8"	0 100	12	4	48.00	SF	11.00	
6	0511	GARAGE CB-	0 100	30	26	780.00	SF	40.00	
8	0810	CONCRETE A	0 100	40	18	720.00	SF	6.50	

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		OR	153.00	316.00	1.00

REVIEW DATE 11/26/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,097	100.1880	118.97	368,450	2000	2005	0	0	12.75	87.25	
1 SNGL FAM - 100% - 2001 Heated Area: 2714 HX Base Yr 2001												

45252 STRATTON RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	
2	0812	CONCRETE C	0 100	0	0	3,675.00	SF	4.00	4.00	100	2000	2000	3	80	11,760	
5	1127	BRICK 8"	0 100	12	4	48.00	SF	11.00	11.00	100	2000	2000	3	94	496	
6	0511	GARAGE CB-	0 100	30	26	780.00	SF	40.00	40.00	100	2001	2001	3	82	25,584	
8	0810	CONCRETE A	0 100	40	18	720.00	SF	6.50	6.50	100	2016	2016	3	97	4,540	

TOTAL OB/XF									
44,080									

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		321,473	
TOTAL MARKET OB/XF VALUE		44,080	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		425,553	
SOH/AGL Deduction		216,029	
ASSESSED VALUE		209,524	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		159,524	
TOTAL JUST VALUE		425,553	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		326,734	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1910034	REPAIR/RRF	0	09/24/2019
B1633258	CARPORT	14,464	10/01/2016
B0107941	GARAGE	19,500	02/01/2001
E017740	NEW CONSTR	0	02/01/2001
B996068	NEW CONSTR	124,027	01/05/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0826/0537	3/16/1998	WD	Q	V	
GRANTOR: CONNER ROBERT H SR &					
GRANTEE: DURHAM RUSSELL J &					

BUILDING NOTES					

BUILDING DIMENSIONS									
BAS=[YR=2000] W2 N2 W12 S2 W1 BAS=[YR=2010] N9 FOP=[YR=2016] N14 W19 S14 E19\$ W18 S8 E5 S3 E2 S5 E11 N7 \$ S7 W11 N5 W2 N3 W5 N8 W19 S8 W12 S38 FGR=[YR=2000] S22 E24N22 W24 \$ E24 N1 E8 FOP=[YR=2000] S2 E9 N2 W2 N5 W5 S5 W2\$ E2 N5 E5S5 E11 S3 E14 N39\$. 4\$.									

TOTAL OB/XF									
44,080									

PRINTED 08/02/2023 BY SYS