



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MKT AREA	08
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NEIGHBORHOOD/LOC	8018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,487	100	1,487	179,926
FGR	576	55	317	38,357
FOP	679	30	204	24,684
FUS	560	100	560	67,760
PTO	573	5	29	3,509

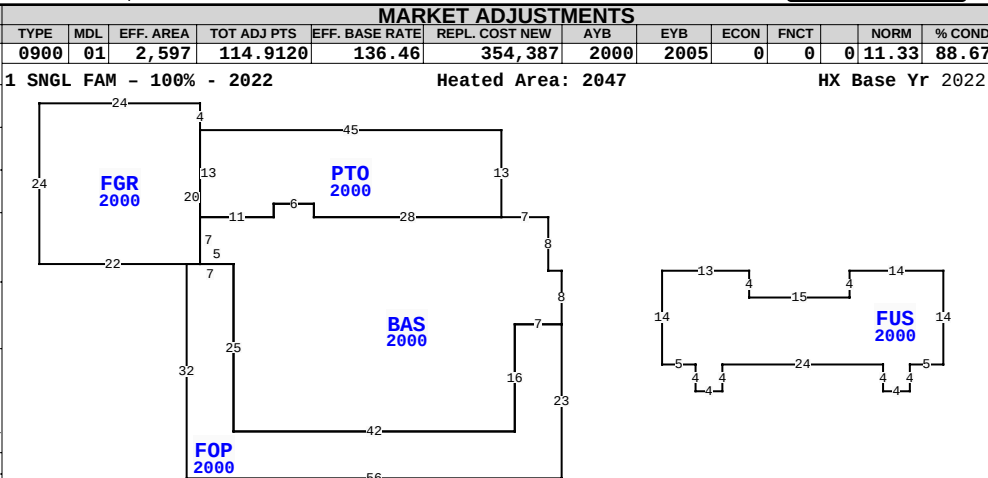
TOTALS	3,875	2,597	314,235
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EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0812	CONCRETE C	0 100	0	0	2,692.00	SF	4.00	4.00	100	2000	2000	3	80	8,614	
3	0810	CONCRETE A	0 100	0	0	340.00	SF	6.50	6.50	100	2005	2005	3	87	1,923	
4	0861	POOL GUNIT	0 100	30	16	480.00	SF	85.00	85.00	100	2004	2004	3	40	16,320	
5	0845	KOOL DECK	0 100	0	0	484.00	SF	7.25	7.25	100	2004	2004	3	86	3,018	
6	0855	CONC PAVER	0 100	0	0	64.00	SF	7.00	7.00	100	2004	2004	3	86	385	
7	0475	VF 4 SBPL	0 100	0	0	16.00	LF	14.00	14.00	100	2004	2004	3	66	148	
8	0469	VF LATTIC	0 100	0	0	16.00	SF	5.50	5.50	100	2004	2004	3	66	58	
9	0477	VF 4 SLAT	0 100	0	0	136.00	LF	14.00	14.00	100	2004	2004	3	66	1,257	
10	0470	VNYL GATE	0 100	0	0	2.00	UT	150.00	150.00	100	2004	2004	3	66	198	

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		OR	142.00	315.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

45240 STRATTON RD, CALLAHAN

TOTAL OB/IF																34,896
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NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		357,205
TOTAL MARKET OB/IF VALUE		42,412
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		459,617
SOH/AGL Deduction		198,156
ASSESSED VALUE		261,461
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		211,461
TOTAL JUST VALUE		459,617
NCON VALUE		6,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112077	GARAGE	90,804	04/20/2021
20012575	REPAIR/RRF	26,980	12/15/2020
B12723	SWIM POOL	25,319	04/29/2004
M004401	H/AC	0	04/01/2000
B006815	NEW CONSTR	134,000	02/01/2000

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2410/1507	11/12/2020	WD Q	I 01
GRANTOR: GRESSMAN LESLIE & LYNN			
GRANTEE: COOK PAUL L & LYNN			
2401/0749	10/14/2020	QC U	I 11
GRANTOR: OUTLER MATTHEW B L/E			
GRANTEE: GRESSMAN LESLIE A &			

SALE PRICE	369,000
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100

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2000] W2 N8 W7 PTO=[YR=2000] N13 W45 FGR=[YR=2000] N4 W24 S24 E22 FOP=[YR=2000] S32 E56 N23 W7 S16 W42 N25 W7 \$ E2 N20 \$ S13 E11 N2 E6 S2 E28 \$ W28 N2 W6 S2 W11 S7 E5 S25 E42 N16 E7 N8 \$ PTR= E15 FUS=[YR=2000] E13 S4 E15 N4 E14 S14 W5 S4 W4 N4 W24 S4 W4 N4 W5 N14\$ W15 \$.

COOK PAUL L & LYNNDA O
45240 STRATTON RD
CALLAHAN, FL 32011

2023

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