PT LOT 2 PAR 2-1
IN SEC 47-2N-25E
PT OR 1301/1910

BELDEN EMILY M
45256 STRATTON RD
CALLAHAN, FL 32011

2023

47-2N-25-720S-0002-0010

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

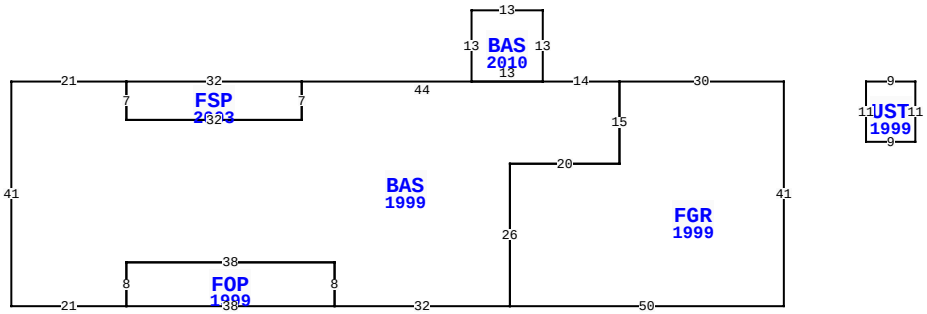
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,503	100	3,503	258,366
BAS	169	100	169	12,465
FGR	1,750	55	962	70,952
FOP	304	30	91	6,712
FSP	224	40	90	6,638
UST	99	45	45	3,319
TOTALS	6,049		4,860	358,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,860	97.8680	88.33	429,284	1999	2000	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2006 Heated Area: 3672 HX Base Yr 2006



45256 STRATTON RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		358,452
TOTAL MARKET OB/XF VALUE		64,893
TOTAL LAND VALUE - MARKET		74,550
TOTAL MARKET VALUE		497,895
SOH/AGL Deduction		225,056
ASSESSED VALUE		272,839
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		217,839
TOTAL JUST VALUE		497,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006274	REPAIR/RRF	2,266	10/01/2017
M14844	MECH OTHER	200	09/01/2009
P13916	OTHER	0	09/01/2009
B22791	ADDITION	20,000	08/01/2009
B995853	NEW CONSTR	185,892	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/1910	3/15/2005	WD	Q	I		625,000
GRANTOR: ANDERSON GARY M & MAR						
GRANTEE: BELDEN WILLIAM C &						
1189/0570	11/18/2003	WD	U	I	06	200,000
GRANTOR: CONNER ROBERT H II &						
GRANTEE: ANDERSON GARY M & M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1999] W30 BAS=[YR=1999] W14 BAS=[YR=2010] N13 W13 S13 E13$ W44 FSP=[YR=2003] W32 S7 E32 N7$ S7 W32 N7 W21 S41 E21 FOP=[YR=1999] E38 N8 W38 S8$ N8 E38 S8 E32 N26 E20 N15$ S15 W20 S26 E50 N41$ PTR= E15 UST=[YR=1999] E9 S11 W9 N11$ W15 $.

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	2,904.00	SF	4.00	4.00	100	1999	1999	3	79	9,177	
2	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1999	1999	3	28	1,400	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
4	0861	POOL GUNIT	0	100	0	0	560.00	SF	85.00	85.00	100	2002	2002	3	32	15,232	
5	0845	KOOL DECK	0	100	0	0	1,090.00	SF	7.25	7.25	100	2002	2002	3	83	6,559	
6	0812	CONCRETE C	0	100	0	0	4,767.00	SF	4.00	4.00	100	2005	2005	3	87	16,589	
7	0462	ST/AL FNC	0	100	0	0	2,880.00	SF	10.00	10.00	100	2005	2005	3	44	12,672	
8	0093	MANL GATE	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	27	324	

LAND DESCRIPTION

TOTAL OB/XF 64,893

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.13	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,550							

REVIEW DATE 02/08/2021 BY KBA Total Acres: 2.13 Total Land Value: 74,550 Market: 0 Agricultural: 0 Common: 74,550 PRINTED 08/02/2023 BY SYS