

PT OF LOTS 3 & 5
IN OR 2434/1596
(BEING PT ON UNR SURVEY)

DRURY MARK A
45500 STRATTON RD
CALLAHAN, FL 32011

2023

47-2N-25-720S-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100

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	4,806	100	4,806	834,165
FGR	1,612	55	887	153,954
FOP	84	30	25	4,339
FOP	178	30	53	9,199
FOP	212	30	64	11,109
FOP	760	30	228	39,573
FOP	778	30	233	40,441
FUS	301	100	301	52,244
FUS	301	100	301	52,244
FUS	676	100	676	117,332
TOTALS	13,515		10,581	1,836,516

** This building has 14 Sub-Areas

45500 STRATTON RD, CALLAHAN

BLD DATE	01/27/2009	RKDJ
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	01/29/2014
AG DATE	MF

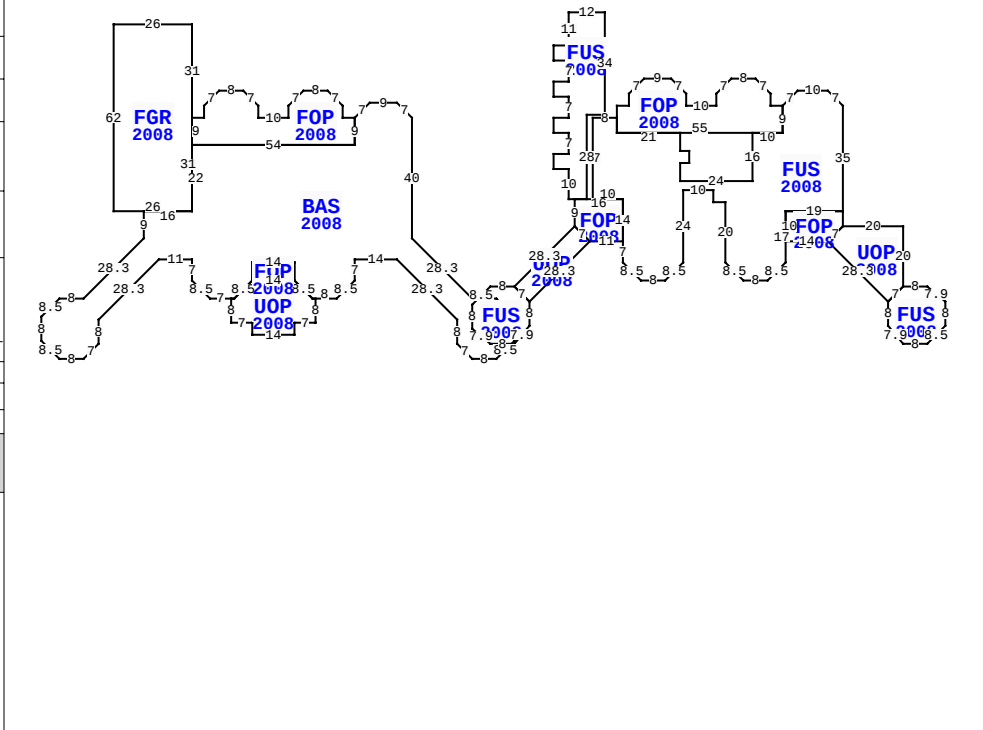
L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0803	ASPHALT C	0	100	425	15			6,375.00	SF	2.00				7,905	
2	1127	BRICK 8"	0	100	0	0			405.00	SF	11.00				4,321	
3	1127	BRICK 8"	0	100	0	0			1,709.00	SF	11.00				18,235	
4	0810	CONCRETE A	0	100	0	0			408.00	SF	6.50				2,387	
5	0855	CONC PAVER	0	100	48	8			384.00	SF	15.00				5,184	
6	0855	CONC PAVER	0	100	0	0			4,458.00	SF	10.00				40,122	
7	0872	POOL HTR C	0	100	0	0			1.00	UT	6,000.00				2,400	
8	0861	POOL GUNIT	0	100	0	0			2,598.00	SF	42.50				61,832	
9	0877	JACUZZI	0	100	0	0			1.00	UT	2,500.00				1,000	
10	0881	FOUNTAIN	0	100	0	0			1.00	UT	5,000.00				5,000	

LAND DESCRIPTION										TOTAL OB/XF						148,386			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE			
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.90	AC		1.00	1.00	1.00	35,000.00	35,000.00			

REVIEW DATE 06/17/2020 BY KBA Total Acres: 2.90 Total Land Value: 101,500 Market: 0 Agricultural: 0 Common: 101,500 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2022 Heated Area: 8891 HX Base Yr 2022



NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		1,836,516
TOTAL MARKET OB/XF VALUE		387,487
TOTAL LAND VALUE - MARKET		101,500
TOTAL MARKET VALUE		2,325,503
SOH/AGL Deduction		555,996
ASSESSED VALUE		1,769,507
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,719,507
TOTAL JUST VALUE		2,325,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,717,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21301	SWIM POOL	89,000	04/01/2008
B20801	ADDITION	85,000	11/01/2007
E19483	ELEC OTHER	700	06/01/2007
M12421	MECH OTHER	0	01/01/2007
E18327	ELEC OTHER	2,000	11/01/2006
P11642	OTHER	0	10/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2434/1596	2/09/2021	QC U	I	11		100
GRANTOR: DRURY MARK A						
GRANTEE: DRURY MARK A						
2333/0224	1/15/2020	WD U	I	11		100
GRANTOR: ADR INVESTMENTS LTD						
GRANTEE: VICTORY VISION INC						

BUILDING NOTES

BAS=[YR=2008] U5 L5 W9 D5 L5 FOP=[YR=2008] W4N4 U5 L5 W8 D5 L5 S4W10N4 U5 L5 W8 D5 L5 S4W4FGR=[YR=2008] N31W26S62 E26N31S9E54N9S9W54S22W16S9 D20 L20 W8 D6 L6 S8 D6 R6 E8 U5 R5 N8 R20 U20 E11S7 D6 R6 E7 UOP=[YR=2008] S8E7S4E14N4E7N8W1 U6 L6 FOP=[YR=2008] W14N6E14S6\$W14 D6 L6 W1\$E1 U6 R6 N6E14S6 D6 R6 E8 U6 R6 N7E14 D20 R20 S8 D5 R5 E8 U6 R6 N8 L6 U6 W8 U20 L20 N40\$PTR= E60FUS=[YR=2008] E8FOP=[YR=2008] N4E4N4 R5 U5 E9 D5 R5 S4E10N4 U5 R5 E8 D5 R5 S4E4S9W55N5\$S5E21S6E3S4W3S6 E24N16E10N9 U5 R5 E10 D5 R5 S35 FOP=[YR=2008] S5UOP=[YR=2008] /E20/S20 FUS=[YR=2008] E8 D5 R6 S8 D6 L6 W8 U6 L5 N8 U5 R5 \$ D5 L5 U20 L20 U5 R5 \$ D5 L5 W14 N10 E19 \$ W19 S17 D6 L6 W8 U6 L6 N20 W4 N4 W10

DRURY MARK A
45500 STRATTON RD
CALLAHAN, FL 32011

47-2N-25-720S-0005-0000

REVIEW DATE	06/17/2020	BY	KBA	Total Acres: 2.90	Total Land Value: 101,500	Market: 0	Agricultural: 0	Common: 101,500	PRINTED 08/02/2023 BY SYS
-------------	------------	----	-----	-------------------	---------------------------	-----------	-----------------	-----------------	---------------------------

DRURY MARK A
45500 STRATTON RD
CALLAHAN, FL 32011

47-2N-25-720S-0005-0000

REVIEW DATE	06/17/2020	BY	KBA	Total Acres: 2.90	Total Land Value: 101,500	Market: 0	Agricultural: 0	Common: 101,500	PRINTED 08/02/2023 BY SYS
-------------	------------	----	-----	-------------------	---------------------------	-----------	-----------------	-----------------	---------------------------