IN OR 2356/1265
EX R/W OR 1032/1231

STROGOFF WALTER & ELIZABETH
451638 SR 200
CALLAHAN, FL 32011

2024

05-2N-26-0000-0004-0040

BUILDING CHARACTERISTICS

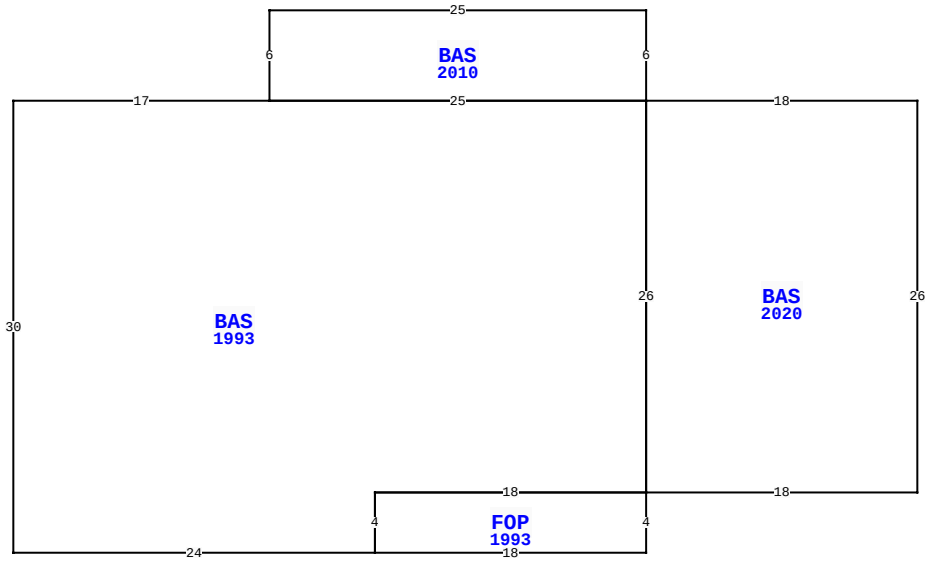
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	149,955
BAS	150	100	150	18,934
BAS	468	100	468	59,073
FOP	72	30	22	2,777
TOTALS	1,878		1,828	230,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,828	108.0000	135.00	246,780	1982	2010	0	0	0	6.50	93.50

1 SNGL FAM – 0% - 0 Heated Area: 1806 HX Base Yr



451638 SR 200, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	230,739
TOTAL MARKET OB/XF VALUE	32,469
TOTAL LAND VALUE - MARKET	45,450
TOTAL MARKET VALUE	308,658
SOH/AGL Deduction	25,785
ASSESSED VALUE	282,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,873
TOTAL JUST VALUE	308,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001937	ADDITION	5,000	03/03/2020
R002820	REPAIR/RRF	1,500	11/01/2000
V00107	REMODEL	3,000	11/01/2000
309	SWIM POOL	7,900	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2356/1265	4/23/2020	WD	Q	I	01	263,000
GRANTOR: STAFFORD JOSHUA R & K						
GRANTEE: STROGOFF WALTER & E						
2220/0784	8/31/2018	WD	Q	I	02	185,000
GRANTOR: HOGAN ROBERT K & ELIZ						
GRANTEE: STAFFORD JOSHUA R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 BAS=[YR=2010] N6 W25 S6 BAS=[YR=1993] W17 S30 E24 FOP=[YR=1993] E18 N4 W18 S4$ N4 E18 N26 W25$ E25$S26 E18 N26$.

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	0810	CONCRETE A	0	0	0	0	56.00	SF	6.50	6.50	100	1983	1983	3	41	149	
2	0812	CONCRETE C	0	0	0	0	1,014.00	SF	4.00	4.00	100	1992	1992	3	64	2,596	
3	0845	KOOL DECK	0	0	0	0	722.00	SF	7.25	7.25	100	1993	1993	3	66	3,455	
4	0861	POOL GUNIT	0	0	14	28	392.00	SF	85.00	85.00	100	1993	1993	3	20	6,664	
5	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1993	1993	3	20	257	
6	0681	POLE SHED	0	0	8	8	64.00	SF	9.90	9.90	100	1993	1993	3	20	127	
7	1076	TRELLIS A	0	0	15	16	240.00	SF	7.50	7.50	100	2002	2002	3	29	522	
8	1076	TRELLIS A	0	0	15	16	240.00	SF	7.50	7.50	100	2002	2002	3	29	522	
9	1076	TRELLIS A	0	0	15	16	240.00	SF	7.50	7.50	100	2002	2002	3	29	522	
10	1076	TRELLIS A	0	0	12	12	144.00	SF	7.50	7.50	100	2002	2002	3	29	313	

TOTAL OB/XF 15,127

LAND DESCRIPTION

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	000100	C	SFR	0	0004	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450							

REVIEW DATE 03/10/2020 BY KB Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2002	2002	3	20	288	
12	1242	WD DECK A	0	0	0	0	710.00	SF	10.00	10.00	100	2002	2002	3	20	1,420	
13	0810	CONCRETE A	0	0	0	0	588.00	SF	6.50	6.50	100	2002	2002	3	82	3,134	
14	0810	CONCRETE A	0	0	0	0	459.00	SF	6.50	6.50	100	2002	2002	3	82	2,446	
15	0855	CONC PAVER	0	0	0	0	719.00	SF	7.00	7.00	100	2002	2002	3	82	4,127	
16	0476	VF 6 SBPL	0	0	0	0	234.00	LF	32.00	32.00	100	2002	2002	3	58	4,343	
17	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	2002	2002	3	20	1,152	
18	0351	CARPORT MT	0	0	12	18	216.00	SF	10.00	10.00	100	2002	2002	3	20	432	

TOTAL OB/XF 17,342

LAND DESCRIPTION

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

REVIEW DATE 03/10/2020 BY KB Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 08/06/2024 BY SYS