

PT OF LOTS 33 36 & ALL OF 35
IN SECS 28 & 47
IN OR 399/535 & OR 372/139

STRATTON HARRY O JR & MARY B
PO BOX 693
CALLAHAN, FL 32011-0693

2024

28-2N-25-3060-0033-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	154,670
FCP	676	25	169	19,449
FOP	288	30	86	9,897
FST	52	55	29	3,337
PTO	14	5	1	115
PTO	112	5	6	690
STP	7	10	1	115
STP	21	10	2	230

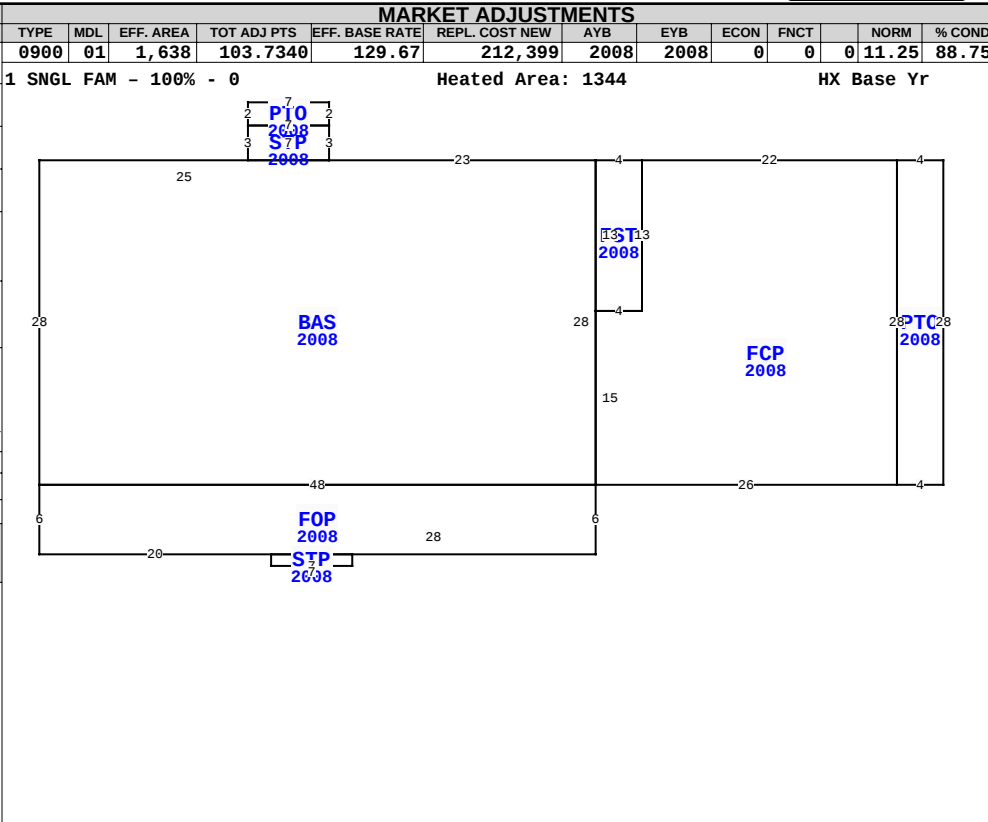
TOTALS	2,514		1,638	188,504
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EXTRA FEATURES

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	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	2000	2000	3	79	205	
2	0300	BOAT DCK W	0	100	24	12	288.00	SF	40.00	40.00	100	1993	1993	3	20	2,304	
3	0680	POLE SHED	0	100	60	30	1,800.00	SF	10.00	10.00	100	1993	1993	3	20	3,600	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840	
5	1127	BRICK 8"	0	100	0	0	80.00	SF	11.00	11.00	100	2008	2008	3	97	854	
6	0810	CONCRETE A	0	100	48	4	192.00	SF	6.50	6.50	100	2008	2008	3	89	1,111	
7	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2008	2008	3	89	139	
8	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	35	1,225	

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	6.44	AC		1.00	1.00	1.25	18,000.00	22,500.00	144,900							



BLD DATE	06/15/2007	KW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

45281 CIRCLE DR, CALLAHAN

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		188,504
TOTAL MARKET OB/XF VALUE		11,278
TOTAL LAND VALUE - MARKET		144,900
TOTAL MARKET VALUE		344,682
SOH/AGL Deduction		191,736
ASSESSED VALUE		152,946
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,946
TOTAL JUST VALUE		344,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20183	ELEC OTHER	3,000	10/01/2007
M13401	MECH OTHER	0	10/01/2007
P12700	OTHER	0	09/01/2007
C20362	CO ISSUED	0	08/01/2007
B20362	NEW CONSTR	155,760	08/01/2007
R10621	REPAIR/RRF	2,700	08/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0399/0535	9/01/1983	WD	Q	V		5,000

GRANTOR:

GRANTEE:

BUILDING NOTES

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BUILDING DIMENSIONS

PTO=[YR=2008] W4 FCP=[YR=2008] W22 FST=[YR=2008] W4
BAS=[YR=2008] W23 STP=[YR=2008] N3 PTO=[YR=2008] N2 W7 S2 E7
\$ W7 S3 E7\$ W25 S28 FOP=[YR=2008] S6 E20 STP=[YR=2008] S1 E7
N1 W7\$ E28 N6 W48\$ E48 N28\$ S13 E4 N13\$ S13 W4 S15 E26 N28\$
S28 E4 N28 \$.