PT LOTS 42 & 43
IN OR 2431/1786
EAST CALLAHAN SUB PBK 1/35

THOMPSON JAMES D
45226 STRATTON RD
CALLAHAN, FL 32011

2024

28-2N-25-3060-0042-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

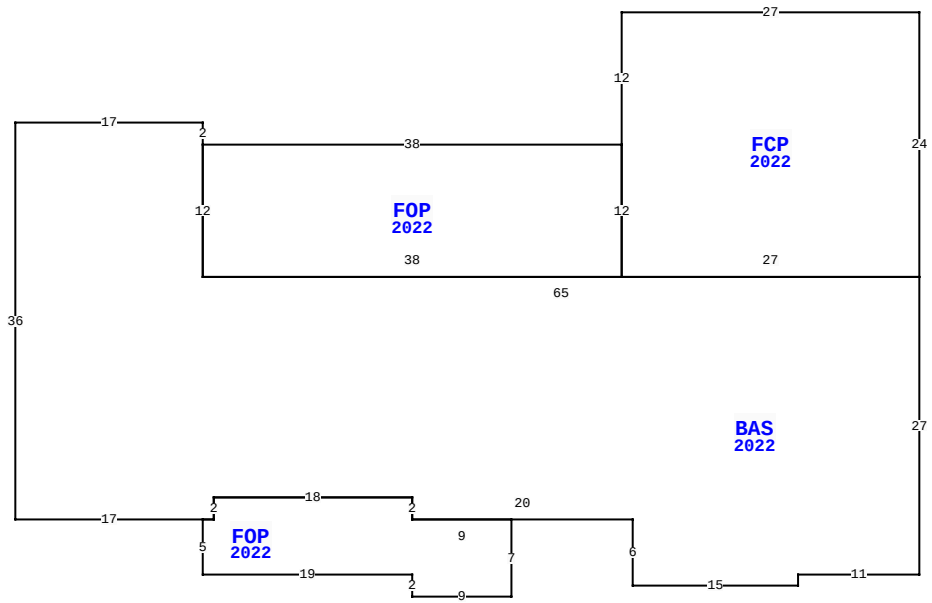
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,151	100	2,151	321,402
FCP	648	25	162	24,206
FOP	194	30	58	8,666
FOP	456	30	137	20,471
TOTALS	3,449		2,508	374,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,508	119.5392	149.42	374,745	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2151 HX Base Yr 2023



45226 STRATTON RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		374,745
TOTAL MARKET OB/XF VALUE		3,120
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		437,865
SOH/AGL Deduction		54,078
ASSESSED VALUE		383,787
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		333,787
TOTAL JUST VALUE		437,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005310	CO ISSUED	0	12/19/2022
21005310	NEW CONSTR	313,106	04/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2431/1786	2/04/2021	QC	U	V	11	100
GRANTOR: MILLER ELIZABETH C RE						
GRANTEE: THOMPSON JAMES D						
2425/0841	1/13/2021	QC	U	V	11	100
GRANTOR: MILLER ELIZABETH C RE						
GRANTEE: THOMPSON JAMES D						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] W27 S12 FOP=[YR=2022] W38 BAS=[YR=2022] N2 W17 S36 E17 FOP=[YR=2022] S5 E19 S2 E9 N7 W9 N2 W18 S2 W1$ E1 N2 E18 S2 E20 S6 E15 N1 E11 N27 W65 N12$ S12 E38 N12$ S12 E27 N24$.

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	100	24	20	480.00	SF	6.50	6.50	100	2022	2022	3	100	3,120	

LAND DESCRIPTION

TOTAL OB/XF 3,120

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/29/2022 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS