PT LOTS 43 & 44 IN OR 2042/265
(EX OR 2431/1786)
EAST CALLAHAN SUB PBK 1/35

THOMPSON DAVID L & MARY KATE
45220 STRATTON RD
CALLAHAN, FL 32011

2024

28-2N-25-3060-0043-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

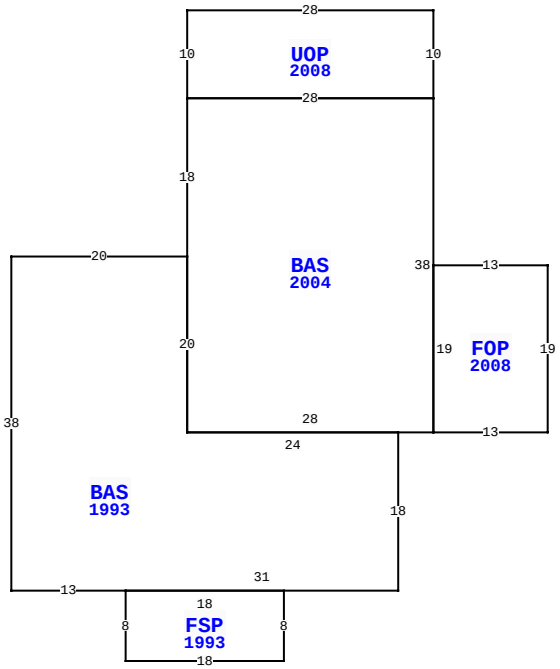
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,192	100	1,192	114,574
BAS	1,064	100	1,064	102,270
FOP	247	30	74	7,113
FSP	144	40	58	5,575
UOP	280	20	56	5,383
TOTALS	2,927		2,444	234,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,444	92.2572	115.32	281,842	1935	1985	0	0	0	16.65	83.35

1 SNGL FAM – 100% - 2017 Heated Area: 2256 HX Base Yr 2017



45220 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		234,915
TOTAL MARKET OB/XF VALUE		36,438
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		316,353
SOH/AGL Deduction		148,264
ASSESSED VALUE		168,089
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,089
TOTAL JUST VALUE		316,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21891	ADDITION	5,000	09/01/2008
B12962	ADDITION	50,000	06/01/2004
R6260	REPAIR/RRF	1,000	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2042/0265	4/18/2016	WD	Q	I	01	235,000
GRANTOR: STEWART SAMUEL M & WE						
GRANTEE: THOMPSON DAVID LYNN						
0998/1973	7/24/2001	WD	Q	I		79,000
GRANTOR: HILL THOMAS G & BETTY						
GRANTEE: STEWART SAMUEL & WE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W28 S10 BAS=[YR=2004] S18 BAS=[YR=1993] W20 S38 E13 FSP=[YR=1993] S8 E18 N8 W18$ E31 N18 W24 N20$ S20 E28 FOP=[YR=2008] E13 N19 W13 S19$ N38 W28$ E28 N10$.

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	0511	GARAGE CB-	0	100	32	46	1,472.00	SF	60.00	60.00	100	1980	1980	3	32.5	28,704	
2	0812	CONCRETE C	0	100	0	0	3,272.00	SF	4.00	4.00	100	1980	1980	3	32.5	4,254	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1930	1930	3	20	400	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 36,438

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.75	60,000.00	45,000.00	45,000							

REVIEW DATE 02/11/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS