

NYE RICHARD M SR
45176 STRATTON ROAD
CALLAHAN, FL 32011

28-2N-25-3060-0047-0010

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

20
08

FACE BRICK 100
IRREGULAR 100

Roof Structur

08

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 60

Interior Floo

11

CLAY TILE 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

5 100

Bathrooms

4.5 100

Frame

02

WOOD FRAME 100

Stories

2.

2. 100

Units

0

100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

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

2,321

100

2,321

265,178

DCK

84

10

8

914

FGR

1,044

55

574

65,580

FOP

232

30

70

7,998

FOP

252

30

76

8,683

FOP

256

30

77

8,797

FUS

2,533

100

2,533

289,399

PTO

32

5

2

228

TOTALS

6,754

5,661

646,777

TYPE MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

5,661

108.4900

135.61

767,688

2002

2002

0

0

15.75

84.25

1 SNGL FAM - 100% - 2003

Heated Area: 4854

HX Base Yr 2003

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

45176 STRATTON RD, CALLAHAN

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

0504

FP-ELECTRI

0 100

0

0

1.00

UT

2,000.00

2,000.00

100

2002

2002

3

86

1,720

2

0812

CONCRETE C

0 100

0

0

4,979.00

SF

3.60

3.60

100

2002

2002

3

82

14,698

4

0300

BOAT DCK W

0 100

0

0

262.00

SF

40.00

40.00

100

1995

1995

3

23

2,410

5

0861

POOL GUNIT

0 100

27

13

351.00

SF

85.00

85.00

100

2003

2003

3

32

9,547

6

0845

KOOL DECK

0 100

0

0

920.00

SF

7.25

7.25

100

2003

2003

3

83

5,536

7

0510

GARAGE WD-

0 100

20

20

400.00

SF

35.00

35.00

100

2003

2003

3

32

4,480

8

0300

BOAT DCK W

1 100

0

0

285.00

SF

30.00

30.00

100

2024

2008

52

4,446

LAND DESCRIPTION

TOTAL OB/XF

42,837

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

165.00

290.00

1.12

AC

1.00

1.00

1.25

35,000.00

43,750.00

49,000

REVIEW DATE

01/06/2023

BY

KWA

Total Acres: 1.12

Total Land Value: 49,000

Market: 0

Agricultural: 0

Common: 49,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

646,777

42,837

49,000

738,614

367,902

370,712

50,000

320,712

738,614

4,446

647,503

PERMIT NUM

DESCRIPTION

AMT

ISSUED

E11367

NEW CONSTR

0

06/01/2003

B

XFOB

0

06/01/2003

5474

H/AC

0

11/01/2001

B0108089

NEW CONSTR

221,845

03/01/2001

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1671/0791

4/12/2010

QC

U

I

11

55,500

GRANTOR: NYE IDA B

GRANTEE: NYE RICHARD M SR

0618/0444

2/01/1991

WD

U

V

06

2,000

GRANTOR: TAYLOR KATHLEEN

GRANTEE: NYE IDA & RICHARD S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21 N2 W7 S2 W17 S21 E3 FOP=[YR=2002] S21
FGR=[YR=2002] W29 S29 E36 N29 W7\$ E12 N21 W12\$ E12 S21 W5 S20
E35 N14 E1 FOP=[YR=2002] E8 N12 PTO=[YR=2002] E4 N8 W4 S8\$
N20 W8 S32\$ N32 W1 N16\$ PTR= E40 DCK=[YR=2002] E7
FUS=[YR=2002] N1 E20 N2 E16 N7 FOP=[YR=2002] W7 N21 E12 S17
W5 S4\$ N4 E5 N17 W3 N21 E33 S16 W8 S3 E8 S6 W8 S3 E8 S8 W8 S3
E8 S6 W8 S3 E8 S14 W35 S3 W16 S6 W10 N7 W10 N12\$ S12 W7 N12\$
W40\$.

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