

PT OF LOT 47 SEC 47
IN OR 1860/724
EAST CALLAHAN SUB PB 1/35

EDWARDS JAMES & MELISSA
45156 STRATTON ROAD
CALLAHAN, FL 32011

2024

28-2N-25-3060-0047-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	03	BELOW AVG. 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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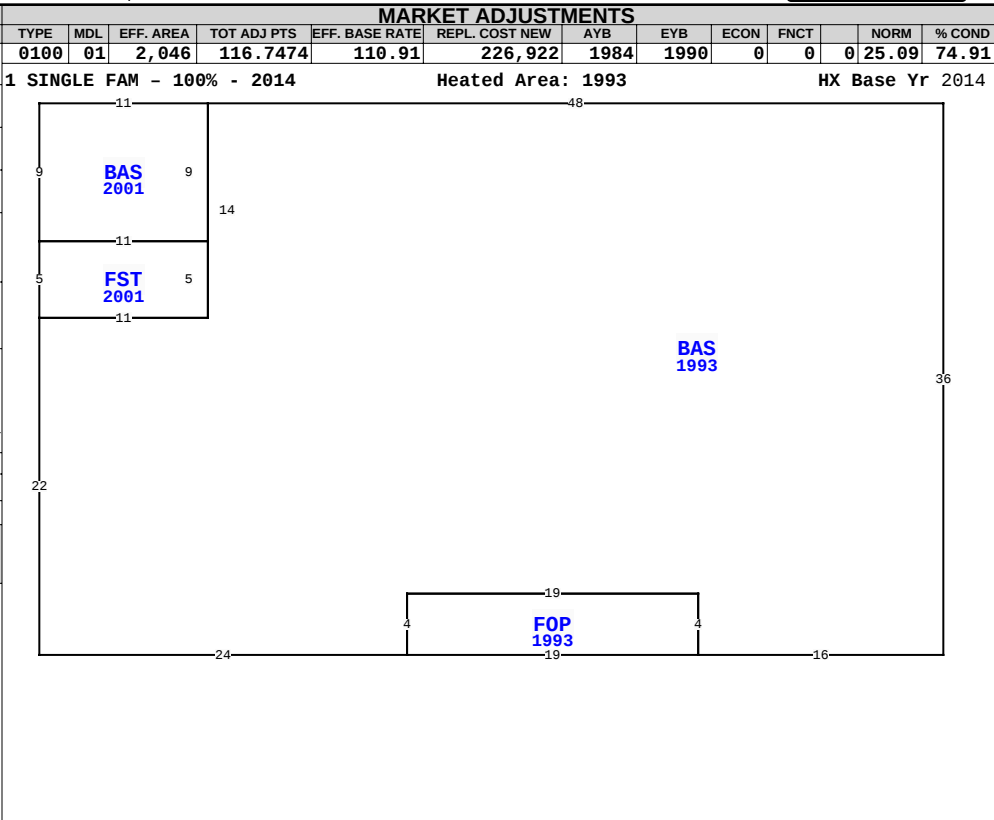
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100	1,894	157,359
BAS	99	100	99	8,225
FOP	76	30	23	1,911
FST	55	55	30	2,492

TOTALS	2,124		2,046	169,987
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,476.00	SF	4.00
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0810	CONCRETE A	0	100	0	0	418.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	0.64

REVIEW DATE	01/14/2021	BY	KWA
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45156 STRATTON RD, CALLAHAN

45156 STRATTON RD, CALLAHAN				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,476.00	SF	4.00	4.00	100	1984	1984	3	44	2,598	
192.00	SF	20.10	20.10	100	1984	1984	3	20	772	
1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
418.00	SF	6.50	6.50	100	2001	2001	3	80	2,174	

TOTAL OB/XF										7,504		
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
06	OR	0.00	0.00	0.64	AC		1.00	1.00	1.00	35,000.00	35,000.00	

Market: 0	Agricultural: 0	Common: 22,400
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		181,803
TOTAL MARKET OB/XF VALUE		7,504
TOTAL LAND VALUE - MARKET		22,400
TOTAL MARKET VALUE		211,707
SOH/AGL Deduction		90,091
ASSESSED VALUE		121,616
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		71,616
TOTAL JUST VALUE		211,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110256	REMODEL	5,872	11/01/2022
B0108008	GARAGE	17,600	02/01/2001
B974495	REMODEL	19,320	12/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1860/0724	6/04/2013	WD	U	I	37	50,000
GRANTOR:HOLT RAYMOND E & PATR						
GRANTEE:EDWARDS JAMES & MEL						
1043/1387	3/14/2002	WD	Q	I		132,500
GRANTOR:HABERMAS MARK A & LOR						
GRANTEE:HOLT RAYMOND & PATR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W48 BAS=[YR=2001] W11 S9 FST=[YR=2001] S5 E11 N5W11\$ E11 N9\$ S14 W11 S22 E24 FOP=[YR=1993] E19 N4 W19 S4\$ N4 E19 S4 E16 N36\$.									

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 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
BAS	768	100
TOTALS	768	768 11,816

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	768	59.4000	20.79	15,967	2001	2005	0	0	26.00	74.00
2 GARAGE RES - 100% - 2014				Heated Area: 768				HX Base Yr 2014			
24 32 24 32 BAS 2001											
BLD DATE				LGL DATE							
XF DATE				LAND DATE							