S-3 & S-5 OF LOT 47
IN OR 1311/1386
EAST CALLAHAN SUB PB 1/35

HODGES ROGER L & ANGELA K
45164 STRATTON ROAD
CALLAHAN, FL 32011

2024

28-2N-25-3060-0047-0030

BUILDING CHARACTERISTICS

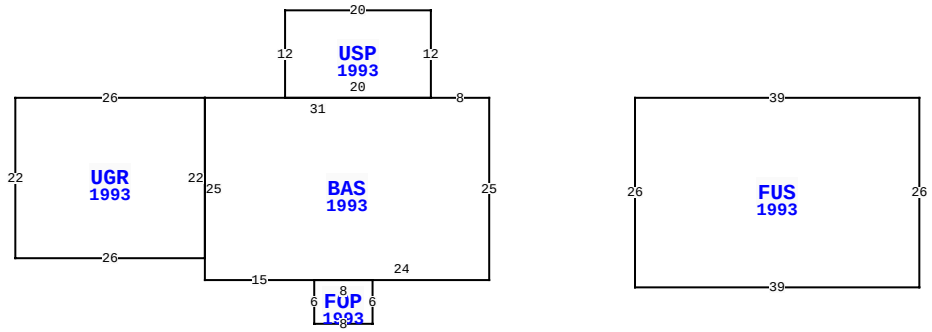
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	975	100	975	82,552
FOP	48	30	14	1,186
FUS	1,014	100	1,014	85,855
UGR	572	45	257	21,760
USP	240	30	72	6,096
TOTALS	2,849		2,332	197,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,332	114.2680	108.55	253,139	1979	1979	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1989 HX Base Yr 2006



45164 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		197,448
TOTAL MARKET OB/XF VALUE		59,654
TOTAL LAND VALUE - MARKET		202,650
TOTAL MARKET VALUE		459,752
SOH/AGL Deduction		243,683
ASSESSED VALUE		216,069
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,069
TOTAL JUST VALUE		459,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7776	GARAGE	13,260	01/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/1386	4/22/2005	WD	U	I	09	325,000
GRANTOR: ADAMS MALCOLM D & SHA						
GRANTEE: HODGES ROGER L & AN						
0447/0650	3/01/1985	WD	Q	I		92,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 USP=[YR=1993] N12 W20 S12 E20$ W31
UGR=[YR=1993] W26 S22 E26 N22$ S25 E15 FOP=[YR=1993] S6 E8 N6 W8$ E24 N25$ PTR=E20 FUS=[YR=1993] E39 S26 W39 N26$ W20$.

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	0510	GARAGE WD-	0	100	30	26	780.00	SF	35.00	35.00	100	1992	1992	3	20	5,460	
2	0825	BRICK	0	100	0	0	4,510.00	SF	12.50	12.50	100	1994	1994	3	90	50,738	
3	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	2003	2003	3	32	3,456	

LAND DESCRIPTION

TOTAL OB/XF 59,654

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.89	AC		1.00	1.00	1.00	35,000.00	35,000.00	101,150							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	2.90	AC		1.00	1.00	1.00	35,000.00	35,000.00	101,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.79 Total Land Value: 202,650 Market: 0 Agricultural: 0 Common: 202,650 PRINTED 08/06/2024 BY SYS