



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	04	Quality Level 04
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	1,491	100	1,491	136,854
FGR	1,140	55	627	57,550
FOP	21	30	6	551
FOP	80	30	24	2,203
FOP	112	30	34	3,120
TOTALS	2,844		2,182	200,279

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	20	27	540.00	SF	5.20	
3	0810	CONCRETE A	0 100	0	0	206.00	SF	6.50	
4	0861	POOL GUNIT	0 100	15	25	375.00	SF	85.00	
5	0845	KOOL DECK	0 100	0	0	782.00	SF	7.25	
6	0350	CARPORT WD	0 100	12	12	144.00	SF	13.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	CONSV
1	000100	C	SFR	100		OR	135.00	322.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,182	112.6755	107.04	233,561	1988	1994	0	0
1 SINGLE FAM - 100% - 0									
Heated Area: 1491									
HX Base Yr									

45172 STRATTON RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 6									
Tax Dist:									
BUILDING MARKET VALUE									
200,279									
TOTAL MARKET OB/XF VALUE									
15,927									
TOTAL LAND VALUE - MARKET									
35,000									
TOTAL MARKET VALUE									
251,206									
SOH/AGL Deduction									
111,270									
ASSESSED VALUE									
139,936									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
89,936									
TOTAL JUST VALUE									
251,206									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
242,679									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974036	ADDITION	19,380	06/01/1997
4844	NEW CONSTR	2,100	03/02/1988
2459	H/AC	1,423	02/11/1988
4569	NEW CONSTR	48,098	12/29/1987
2864	NEW CONSTR	0	01/05/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0533/0356	12/17/1987	FS	U	I		100	
GRANTOR:							
GRANTEE:							
0432/0112	9/01/1984	WD	U	V		1,400	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2010] W30 S10 BAS=[YR=1993] W30 FOP=[YR=1998] N8 W10									
FOP=[YR=2022] W14 S8 E14 N8\$ S8 E10\$ W24 S28E33									
FOP=[YR=1993] E7 N3 W7 S3\$ N3 E7 S3 E14 N28\$S28 E30 N38\$.									