PT OF LOT 48 IN OR 2699/1605
BEING PARCELS "A" & "B"
EAST CALLAHAN SUB PBK 1/35

COLLINS LARRY L SR & MELVENIE L/E/
45139 STRATTON ROAD
CALLAHAN, FL 32011-5080

2024

28-2N-25-3060-0048-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	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	01	Quality Level 01

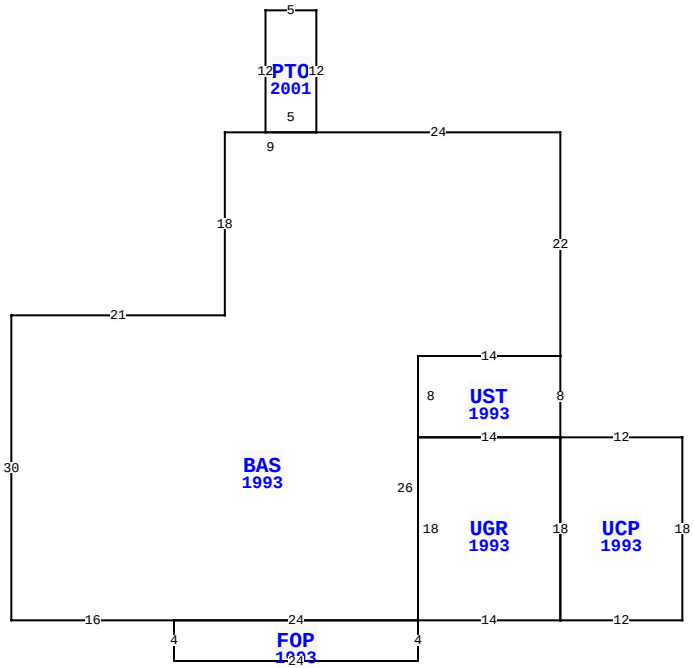
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100	1,850	177,203
FOP	96	30	29	2,778
PTO	60	5	3	287
UCP	216	20	43	4,119
UGR	252	45	113	10,824
UST	112	45	50	4,790
TOTALS	2,586		2,088	200,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,088	106.1046	132.63	276,931	1965	1985	0	0	0	27.78	72.22

1 SNGL FAM – 100% - 2011 Heated Area: 1850 HX Base Yr 2011



45139 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		200,000
TOTAL MARKET OB/XF VALUE		8,981
TOTAL LAND VALUE - MARKET		69,790
TOTAL MARKET VALUE		278,771
SOH/AGL Deduction		168,151
ASSESSED VALUE		110,620
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,620
TOTAL JUST VALUE		278,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002131	REPAIR/RRF	13,000	02/23/2021
B24664	XFOB	9,374	05/01/2011
B007167	XFOB	4,132	05/01/2000
4626	REPAIR/RRF	2,240	01/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2699/1605	3/13/2024	LE	U	I	11	100
GRANTOR: COLLINS LARRY L SR &						
GRANTEE: HALSTEAD BRITTANY						
1679/0553	5/27/2010	WD	Q	I	01	160,000
GRANTOR: LONG JO NELL						
GRANTEE: COLLINS LARRY L SR						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W12 UST=[YR=1993] N8 BAS=[YR=1993] N22 W24 PTO=[YR=2001] N12 W5 S12 E5$ W9 S18 W21 S30 E16 FOP=[YR=1993] S4 E24 N4 UGR=[YR=1993] E14 N18 W14 S18 $ W24 $ E24 N26 E14 $ W14 S8 E14 $ S18 E12 N18 $.

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	21.30	21.30	100	1989	1989	3	20	818	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1965	1965	3	27	945	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	21.30	21.30	100	1985	1985	3	20	341	
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	13.20	13.20	100	1985	1985	3	20	264	
5	0812	CONCRETE C	0	100	0	0	2,554.00	SF	3.20	3.20	100	1985	1985	3	47	3,841	
6	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	2000	2000	3	20	576	
7	0940	SHEDS/PORT	0	100	12	20	240.00	SF	18.30	18.30	100	2011	2011	3	50	2,196	

LAND DESCRIPTION

TOTAL OB/XF 8,981

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	175.00	260.00	1.04	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,540							
2	000000	C	VAC RES	100		OR	172.00	240.00	0.95	AC		1.00	1.00	1.00	35,000.00	35,000.00	33,250							

REVIEW DATE 07/20/2021 BY KB Total Acres: 1.99 Total Land Value: 69,790 Market: 0 Agricultural: 0 Common: 69,790 PRINTED 08/06/2024 BY SYS