



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	30	VINYL 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

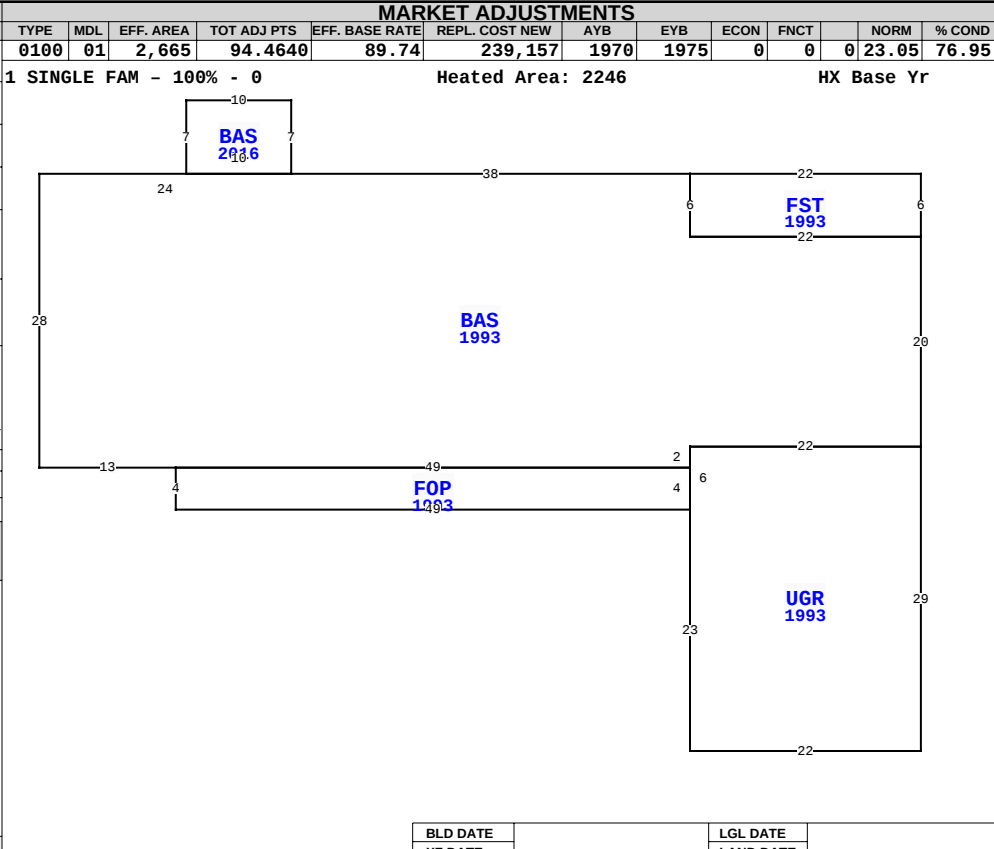
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176	100	2,176	150,263
BAS	70	100	70	4,834
FOP	196	30	59	4,075
FST	132	55	73	5,041
UGR	638	45	287	19,818
TOTALS	3,212		2,665	184,031

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0200	BARN WD 0-	0 100	27	30	810.00	SF	15.00	15.00	100	1973
3	0811	CONCRETE B	0 100	0	0	903.00	SF	5.20	5.20	100	1990
4	0680	POLE SHED	0 100	35	11	385.00	SF	10.00	10.00	100	1985

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.00	AC	1.00



45089 STRATTON RD, CALLAHAN				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				184,031	
TOTAL MARKET OB/XF VALUE				7,622	
TOTAL LAND VALUE - MARKET				14,400	
TOTAL MARKET VALUE				206,053	
SOH/AGL Deduction				77,564	
ASSESSED VALUE				128,489	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				78,489	
TOTAL JUST VALUE				206,053	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				198,072	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631869	ADDITION	7,435	03/01/2016
R1614845	REPAIR/RRF	11,000	02/01/2016
6299	XF0B	10,472	02/19/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2728/642	7/25/2024	LE U	I	11		100	
GRANTOR: JOHNSON ALAN B							
GRANTEE: JOHNSON KEN A							
0082/0389	1/01/1968	TA U	V			2,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W22 BAS=[YR=1993] W38 BAS=[YR=2016] N7 W10 S7 E10\$W24 S28 E13 FOP=[YR=1993] S4 E49 UGR=[YR=1993] S23 E22 N29 W22 S6\$ N4 W49\$ E49 N2 E22 N20 W22 N6\$ S6 E22 N6\$.											