

BLK 13 LOTS 5,6,7,& 8
IN OR 2581/1007
(EX PT IN OR 955/1243,

CONNER ROBERT H II & BETTINA M
45280 STRATTON ROAD
CALLAHAN, FL 32011-0294

2024

29-2N-25-3120-0046-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 60
Exterior Wall	25 MOD METAL 40
Roof Structure	01 FLAT 100
Roof Cover	04 BUILT-UP 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	6 100
Frame	03 MASONRY 100
Story Height	13 100
RMS	5 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	01 DIST CA 100
Occupancy	00 OWNER OCC 100

Quality	02 Quality Level 02
DOR CODE	2500 REPAIR SERVICE

MAP NUM	MKT AREA	07
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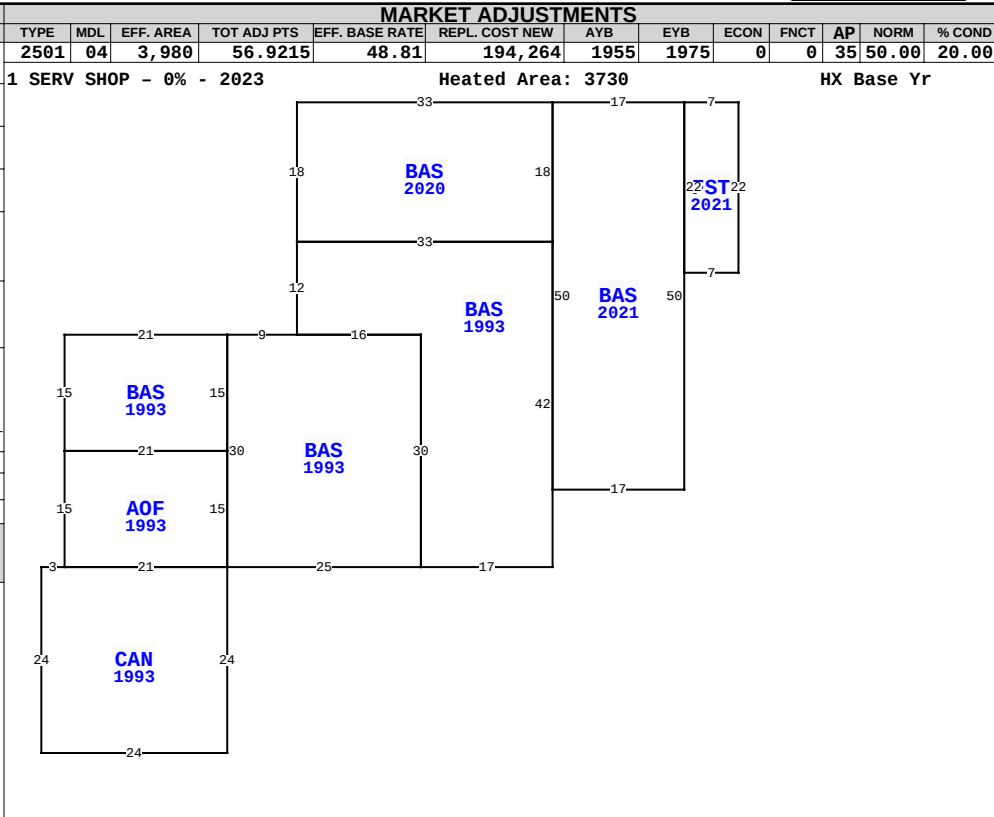
NEIGHBORHOOD/LOC	1290.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	315	100	315	3,075
BAS	315	100	315	3,075
BAS	750	100	750	7,322
BAS	906	100	906	8,844
BAS	594	100	594	5,799
BAS	850	100	850	8,298
CAN	576	30	173	1,689
FST	154	50	77	752

TOTALS	4,460	3,980	38,853
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	
2	0424	CL FNC 6'	0	0	0	0	391.00	LF	20.00	20.00	
3	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	
5	0812	CONCRETE C	0	0	0	0	8,016.00	SF	3.00	3.00	
6	0351	CARPORT MT	0	0	20	24	480.00	SF	5.00	5.00	
7	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	
8	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	
10	0351	CARPORT MT	0	0	30	30	900.00	SF	10.00	10.00	
11	0940	SHEDS/PORT	0	0	25	20	500.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002500	C	SRVC SHOPS	0	0004	CH	0.00	0.00	40,075.00	SF	



449645 US HWY 301, CALLAHAN	BLD DATE 05/18/2022	HS	LGL DATE 05/18/2022	HS
	XF DATE 05/18/2022	HS	LAND DATE 05/18/2022	HS
	INC DATE		AG DATE	

TOTAL OB/XF											
639											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 1											
Tax Dist:											
BUILDING MARKET VALUE											
38,853											
TOTAL MARKET OB/XF VALUE											
858											
TOTAL LAND VALUE - MARKET											
220,412											
TOTAL MARKET VALUE											
260,123											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
260,123											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
260,123											
TOTAL JUST VALUE											
260,123											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
261,261											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4494	RENO		07/19/2023
4327	ADDITION	15,000	06/03/2020
2312	REPAIR/RRF	0	10/16/2000
2312	REPAIR/RRF	0	10/16/2000
2194	TANKS/BLRS	9,700	06/14/1999
2372	REPAIR/RRF	10	04/20/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2581/1007	8/01/2022	WD	U	I	11	100			
GRANTOR: CONNER DOROTHY I TRUS									
GRANTEE: CONNER ROBERT H II									
0769/0152	8/15/1996	TD	U	I	11	100			
GRANTOR: CONNER ROBERT H SR &									
GRANTEE: ROBERT H CONNER SR									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=2021] W7 BAS=[YR=2021] W17 BAS=[YR=2020] W33 S18											
BAS=[YR=1993] S12 BAS=[YR=1993] W9 BAS=[YR=1993] W21 S15											
AOF=[YR=1993] S15 CAN=[YR=1993] W3 S24 E24 N24 W21\$ E21 N15											
W21\$ E21 N15\$ S30 E25 N30 W16\$ E16 S30 E17 N42 W33\$ E33 N18\$											
S50 E17 N50\$ S22 E7 N22\$.											

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