BLOCK 2 PT OF LOTS 5 & 7
IN OR 2725/1685
S-4 & S-9 OF LOT 5

STRATTON HARRY O LIVING TRUST
P O BOX 693
CALLAHAN, FL 32011

2024

32-2N-25-2920-0002-0054

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 20
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
Quality	03	Quality Level 03

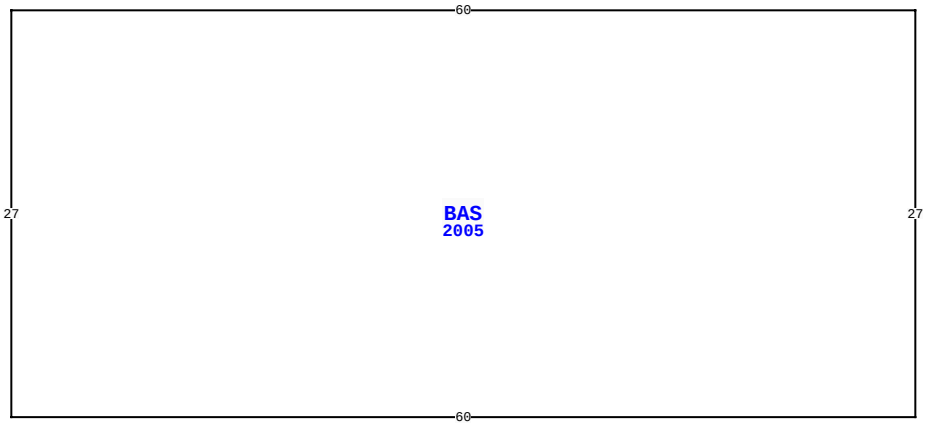
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	74,047
TOTALS	1,620		1,620	74,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	87.90	142,398	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



45412 PICKETT RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	143,437
TOTAL MARKET OB/XF VALUE	12,353
TOTAL LAND VALUE - MARKET	66,640
TOTAL MARKET VALUE	222,430
SOH/AGL Deduction	15,431
ASSESSED VALUE	206,999
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,999
TOTAL JUST VALUE	222,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5461	CO ISSUED	0	03/11/2013
B1326986	XFOB	2,200	03/01/2013
MHU5461	MH MOVE-ON	0	02/01/2013
B17802	SWIM POOL	2,500	05/01/2006
MH4475	MH MOVE-ON	0	10/01/2004
M8851	H/AC	0	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2725/1685	7/18/2024	QC	U	I	11	100
GRANTOR: STRATTON HARRY						
GRANTEE: STRATTON HARRY O LI						
1822/1299	10/29/2012	WD	U	I	11	32,600
GRANTOR: CORNERSTONE INVESTMEN						
GRANTEE: STRATTON HARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W60 S27 E60 N27 $.

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	0	10	12	120.00	SF	18.00	18.00	100	1990	1990	3	20	432	
2	0940	SHEDS/PORT	0	0	16	14	224.00	SF	21.30	21.30	100	2005	2005	3	24	1,145	
3	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	2005	2005	3	24	288	
4	1242	WD DECK A	0	0	20	10	200.00	SF	10.00	10.00	100	2009	2009	3	40	800	
5	0810	CONCRETE A	0	0	0	0	576.00	SF	6.50	6.50	100	2013	2013	3	94	3,519	
6	0811	CONCRETE B	0	0	0	0	1,262.00	SF	5.20	5.20	100	2013	2013	3	94	6,169	

LAND DESCRIPTION

TOTAL OB/XF 12,353

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	0	0006	OR	0.00	0.00	2.38	AC		1.00	1.00	0.80	35,000.00	28,000.00	66,640							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.38 Total Land Value: 66,640 Market: 0 Agricultural: 0 Common: 66,640 PRINTED 08/06/2024 BY SYS

BLOCK 2 PT OF LOTS 5 & 7
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Roof Cover	03	COMP SHNGL 100
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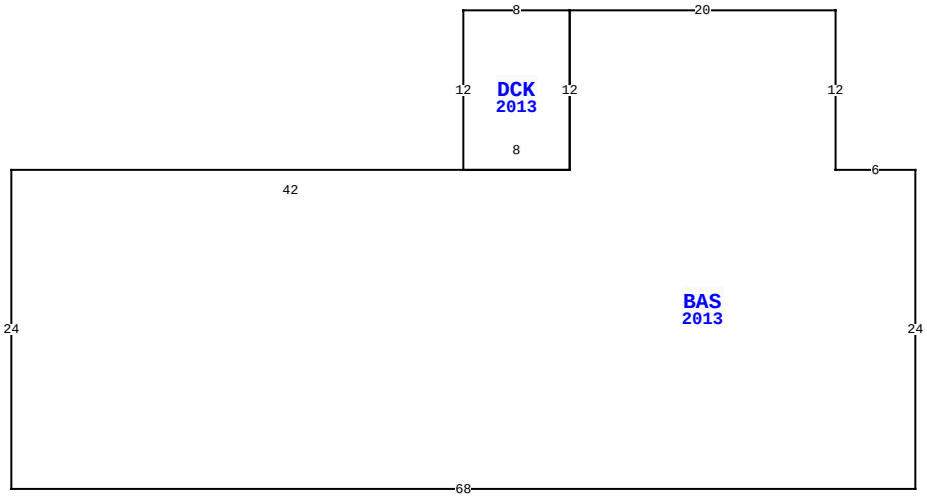
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1,872	68,875
DCK	96	15	14	515
TOTALS	1,968		1,886	69,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,886	116.8000	87.60	165,214	1998	1998	0	0	0	58.00	42.00

2 M/H 94+ – 0% - 0 Heated Area: 1872 HX Base Yr



45412 PICKETT RD, CALLAHAN

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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1822/1299	10/29/2012	WD	U	I	11	32,600
GRANTOR: CORNERSTONE INVESTMEN						
GRANTEE: STRATTON HARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W6 N12 W20 DCK=[YR=2013] W8 S12 E8 N12$ S12 W42 S24 E68 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.38 Total Land Value: 66,640 Market: 0 Agricultural: 0 Common: 66,640 PRINTED 08/06/2024 BY SYS