



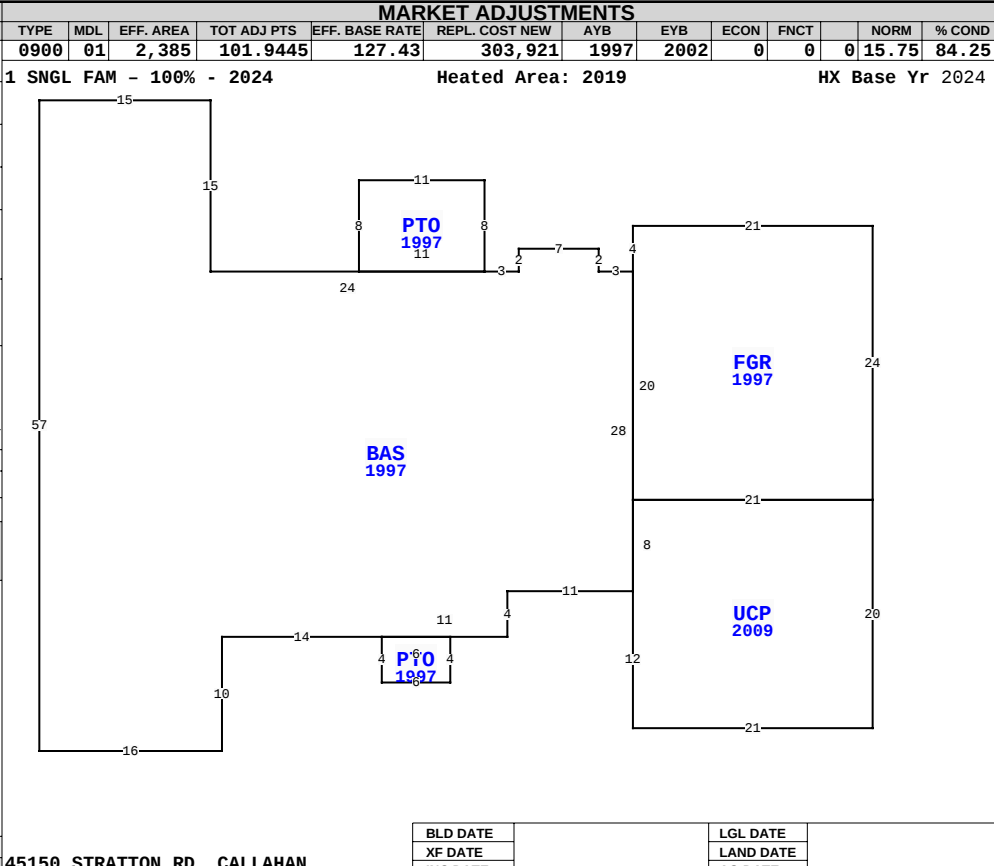
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	02	Quality Level 02
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	2,019	100	2,019	216,759
FGR	504	55	277	29,739
PTO	24	5	1	107
PTO	88	5	4	430
UCP	420	20	84	9,018
TOTALS	3,055		2,385	256,053

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
1	0803	ASPHALT C	0 100	0	0	1,822.00	SF	1.00	1.00	100	1970	1970	3	50	911	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	

LAND DESCRIPTION			TOTAL OB/XF 3,711													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	OR	191.00	165.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00



45150 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				256,053	
TOTAL MARKET OB/XF VALUE				3,711	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				294,764	
SOH/AGL Deduction				0	
ASSESSED VALUE				294,764	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				244,764	
TOTAL JUST VALUE				294,764	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				284,165	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B012	CARPORT	8,357	03/01/2009
B973707	REMODEL	90,000	02/01/1997
4526	H/AC	4,200	03/04/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/1419	1/27/2023	WD	Q	I	01	340,000
GRANTOR: COOK ROBERT D & BILLI						
GRANTEE: HILL SHANNON LEIGH						
0858/1711	12/11/1998	WD	Q	I		132,000
GRANTOR: BROWN CHALKER W III &						
GRANTEE: COOK ROBERT D & BIL						

BUILDING NOTES															
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BUILDING DIMENSIONS															
FGR=[YR=1997] W21 S4 BAS=[YR=1997] W3 N2 W7 S2 W3 PTO=[YR=1997] N8 W11 S8 E11 \$ W24 N15 W15 S57 E16 N10 E14 PTO=[YR=1997] S4 E6 N4 W6\$ E11 N4 E11 UCP=[YR=2009] S12 E21 N20 W21S8\$ N28\$ S20 E21 N24\$.															