

GUTHRIE JANE E
45114 STRATTON ROAD
CALLAHAN, FL 32011

47-2N-25-0000-0008-0040

[illegible]

ELEMENT

CD

CONSTRUCTION

Exterior Wall

05

AVERAGE 100

Roof Structur

01

FLAT 100

Roof Cover

01

MINIMUM 100

Interior Wall

07

NONE 100

Interior Floo

03

CONC FINSH 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Bedrooms

0 100

Bathrooms

0 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0 100

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

720

100

720

6,516

TOTALS

720

720

6,516

EXTRA FEATURES

45114 STRATTON RD, CALLAHAN

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

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

05/18/2020

BY

KBA

Total Acres: 1.00

Total Land Value: 35,000

Market: 0

Agricultural: 0

Common: 35,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

720

51.7000

18.10

13,032

1987

1987

0

0

0

50.00

50.00

2 GARAGE RES - 100% - 1982

Heated Area: 720

HX Base Yr 1982

24

30

24

30

BAS

2007

NASSAU COUNTY PROPERTY

PAGE 2 of 2

6

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

179,174

TOTAL MARKET OB/XF VALUE

2,579

TOTAL LAND VALUE - MARKET

35,000

TOTAL MARKET VALUE

216,753

SOH/AGL Deduction

103,339

ASSESSED VALUE

113,414

TOTAL EXEMPTION VALUE

HX HB WX

55,000

BASE TAXABLE VALUE

58,414

TOTAL JUST VALUE

216,753

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

209,446

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V I

RSN CD

SALE PRICE

0067/0192

1/01/1966

TA

U

V

1,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30 S24 E30 N24\$.