



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	11	CLAY TILE 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. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,270	100	2,270	175,274
FCP	170	25	42	3,243
FOP	128	30	38	2,934
FOP	60	30	18	1,390
PTO	132	5	7	540
STP	36	10	4	309
UGR	162	45	73	5,637
UGR	858	45	386	29,804
TOTALS	3,816		2,838	219,131

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	7,565.00	SF	4.00	4.00	
3	0940	SHEDS/PORT	0	100	12	28	336.00	SF	20.10	20.10	
4	0940	SHEDS/PORT	0	100	16	20	320.00	SF	20.10	20.10	
5	0820	WOOD WALK	0	100	14	14	196.00	SF	11.75	11.75	
6	0820	WOOD WALK	0	100	6	15	90.00	SF	11.75	11.75	
7	0825	BRICK	0	100	0	0	91.00	SF	12.50	12.50	
8	0825	BRICK	0	100	0	0	30.00	SF	12.50	12.50	
9	0940	SHEDS/PORT	0	100	11	21	231.00	SF	20.10	20.10	
10	0681	POLE SHED	0	100	9	21	189.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	005000	C	RURAL HOME	100		OR	0.00	0.00	2.00	AC	
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	6.00	AC	
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.50	AC	
4	005970	A	AGRI-POND	0		OR	0.00	0.00	1.50	AC	
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	23.00	AC	

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 1973

Heated Area: 2270

HX Base Yr 1973

45177 STRATTON RD, CALLAHAN

BLD DATE	07/02/2008	JW	LGL DATE	
XF DATE	07/02/2008	JW	LAND DATE	05/19/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
28,590											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		219,131	
TOTAL MARKET OB/XF VALUE		29,994	
TOTAL LAND VALUE - MARKET		392,000	
TOTAL MARKET VALUE		324,395	
SOH/AGL Deduction		152,108	
ASSESSED VALUE		172,287	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		117,287	
TOTAL JUST VALUE		641,125	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		632,421	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2209/1183	7/10/2018	LE	U	I	11
GRANTOR: FLOWERS PATRICIA A					
GRANTEE: FLOWERS TERESA					
0081/0059	1/01/1968	TA	U	V	16,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
BAS=[YR=1993] W33 N4 W21 PTO=[YR=2007] N7 W12 S11											
FCP=[YR=2007] W34 S5 UGR=[YR=1993] S30 E34 FOP=[YR=1993] S2											
E10 STP=[YR=2007] S4 E9 N4 W9\$ E22 N4 W32 S2\$ N12											
UGR=[YR=1993] N18 W9 S18 E9\$ W9 N18 W25\$ E34 N5\$											
FOP=[YR=2007] S5 E12 N5 W12\$ E12 N4\$ S9 W12 S28 E32 S2 E34											
N35\$.											

REVIEW DATE	05/18/2020	BY	KBA	Total Acres:	25.00	Total Land Value:	75,270	Market:	322,000	Agricultural:	5,270	Common:	70,000	PRINTED 08/06/2024 BY SYS
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