IN OR 2682/1865

ZOBEL FAMILY TRUST/ZOBEL KAREN D TRUSTEE
45155 STRATTON ROAD
CALLAHAN, FL 32011

2024

47-2N-25-0000-0008-0130

BUILDING CHARACTERISTICS

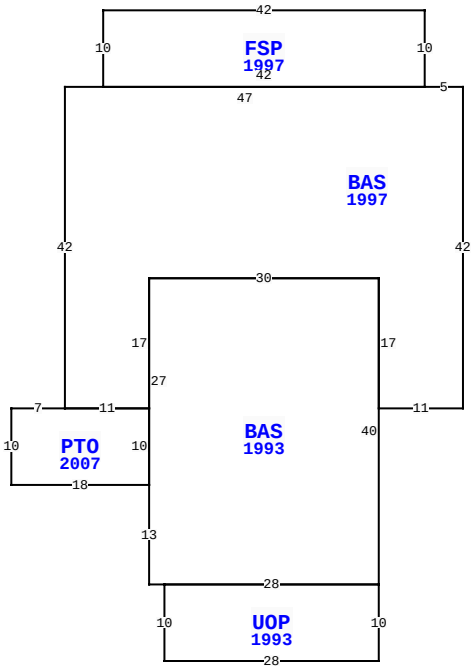
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,200	100	1,200	90,398
BAS	1,674	100	1,674	126,105
FSP	420	40	168	12,656
PTO	180	5	9	678
UOP	280	20	56	4,218
TOTALS	3,754		3,107	234,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,107	93.8400	89.15	276,989	1930	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 0 Heated Area: 2874 HX Base Yr



45155 STRATTON RD, CALLAHAN

BLD DATE	07/08/2008	JW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		234,056
TOTAL MARKET OB/XF VALUE		35,526
TOTAL LAND VALUE - MARKET		35,700
TOTAL MARKET VALUE		305,282
SOH/AGL Deduction		136,484
ASSESSED VALUE		168,798
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,798
TOTAL JUST VALUE		305,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-10609	REROOF	15,000	08/01/2023
20007287	REPAIR/RRF	0	08/14/2020
E973978	CHNGE SRVC	1,500	08/01/1997
B974027	ADDITION	71,100	06/01/1997
93147	REPAIR/RRF	3,241	01/01/1994
3372	SWIM POOL	0	01/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/1865	11/30/2023	WD	U	I	11	100
GRANTOR: ZOBEL KAREN D						
GRANTEE: ZOBEL FAMILY TRUST						
0656/0299	4/29/1992	QC	U	I	10	100
GRANTOR: JONES JESSIE & ANNA						
GRANTEE: ZOBEL PAUL & KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W5 FSP=[YR=1997] N10 W42 S10 E42$ W47 S42 PTO=[YR=2007] W7 S10 E18 BAS=[YR=1993] S13 E2 UOP=[YR=1993] S10 E28 N10 W28$ E28 N40 W30 S27$ N10 W11$ E11 N17 E30 S17 E11 N42$.

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	0511	GARAGE CB-	0	100	22	40	880.00	SF	40.00	40.00	100	1965	1965	3	20	7,040	
2	0861	POOL GUNIT	0	100	12	34	408.00	SF	85.00	85.00	100	1989	1989	3	20	6,936	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1930	1930	3	20	400	
4	0810	CONCRETE A	0	100	0	0	423.00	SF	6.50	6.50	100	1955	1955	3	20	550	
5	0845	KOOL DECK	0	100	3	104	312.00	SF	7.25	7.25	100	1989	1989	3	57	1,289	
6	0681	POLE SHED	0	100	8	17	136.00	SF	15.00	15.00	100	1980	1980	3	20	408	
7	0810	CONCRETE A	0	100	0	0	377.00	SF	6.50	6.50	100	2000	2000	3	79	1,936	
8	0811	CONCRETE B	0	100	0	0	3,810.00	SF	5.20	5.20	100	2000	2000	3	79	15,651	
9	0680	POLE SHED	0	100	23	13	299.00	SF	10.00	10.00	100	2006	2006	3	44	1,316	

LAND DESCRIPTION

TOTAL OB/XF 35,526

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	100	0006	OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,700							

REVIEW DATE 01/07/2021 BY KB Total Acres: 1.02 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 08/06/2024 BY SYS