

LOT 2
IN OR 854/581
COUNTRYSIDE EST PB 5/241

HORTON JOHN D & CYNTHIA M
45205 STRATTON ROAD
CALLAHAN, FL 32011

2024

47-2N-25-501C-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,111	100	2,111	232,802
FGR	484	55	266	29,335
FOP	32	30	10	1,103
SFB	344	80	275	30,327
UDG	625	55	344	37,936
UOP	250	20	50	5,514

TOTALS	3,846		3,056	337,018
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	4,194.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	RSF	1124.00	350.00	1.00	LT	

MARKET ADJUSTMENTS

1 SNGL FAM - 100% - 1999

Heated Area: 2386

HX Base Yr 1999

14

29

22

10

25

13

SFB 2008

18

3

11

47

14

4

10

4

FOP 1993

19

4

22

22

18

FGR 2008

25

25

10

25

25

10

UOP 1995

25

25

25

UDG 1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

45205 STRATTON RD, CALLAHAN

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					337,018				
TOTAL MARKET OB/XF VALUE					13,662				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					410,680				
SOH/AGL Deduction					236,025				
ASSESSED VALUE					174,655				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					124,655				
TOTAL JUST VALUE					410,680				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					367,837				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313448	REPAIR/RRF	11,380	04/24/2013
13606	ADDITION	1,520	08/01/1995
93379	XFOB	17,952	11/11/1993
8627	NEW CONSTR	90,676	01/22/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0854/0581	11/02/1998	WD	Q	I		170,000	
GRANTOR: CAUSEY JOHN A & EDNA							
GRANTEE: HORTON JOHN & CYNTH							
0685/0291	7/20/1993	WD	Q	I		90,200	
GRANTOR: SCHULTZ/ANGELO GROUP							
GRANTEE: CAUSEY JOHN & EDNA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W22 SFB=[YR=2008] W29 S13 E18 N3 E11 N10\$ S10 W11 S3 W18 N13 W14 S47 E14 N4 E10 FOP=[YR=1993] S4 E8 N4 W8\$ E19 FGR=[YR=2008] S4 E22 N22 W22 S18\$ N18 E22 N25\$ PTR= E20 UOP=[YR=1995] E25 S10 UDG=[YR=1993] S25 W25 N25 E25 \$ W25 N10 \$ W20 \$.									

LAND DESCRIPTION										TOTAL OB/XF									
										13,662									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	100	0006	RSF	1124.00	350.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000		