LOT 4
IN OR 729 PG 326
COUNTRYSIDE EST PB 5/241

KEELING DWAYNE & VICKIE
45215 STRATTON ROAD
CALLAHAN, FL 32011

2024

47-2N-25-501C-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

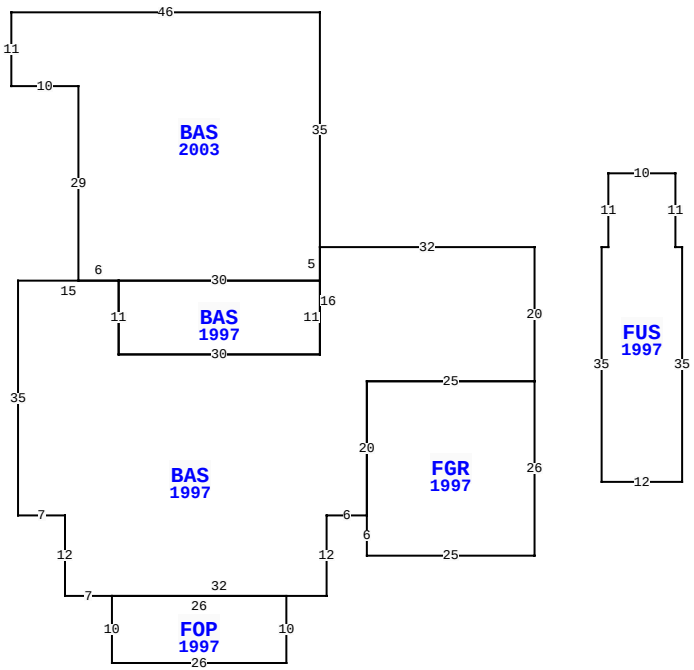
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	330	100	330	39,671
BAS	2,493	100	2,493	299,703
BAS	1,550	100	1,550	186,337
FGR	650	55	358	43,038
FOP	260	30	78	9,377
FUS	530	100	530	63,715
TOTALS	5,813		5,339	641,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,339	111.1880	138.98	742,014	1997	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2004 Heated Area: 4903 HX Base Yr 2004



45215 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		664,637
TOTAL MARKET OB/XF VALUE		49,494
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		774,131
SOH/AGL Deduction		429,000
ASSESSED VALUE		345,131
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		295,131
TOTAL JUST VALUE		774,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		750,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M6413	H/AC	0	10/01/2002
R4396	REPAIR/RRF	1,500	10/01/2002
B10182	ADDITION	92,400	09/01/2002
B9992	SWIM POOL	20,000	07/01/2002
P5943	NEW CONSTR	0	07/01/2002
R4355	REPAIR/RRF	1,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0729/0326	5/08/1995	WD	Q	V		28,500
GRANTOR: WEAVER KATHERN						
GRANTEE: KEELING DWAYNE & VI						
0701/0419	3/25/1994	WD	Q	V		24,500
GRANTOR: P C ENTERPRISES						
GRANTEE: WEAVER KATHERN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W32 BAS=[YR=2003] N35 W46 S11 E10 S29 E6
BAS=[YR=1997] S11 E30 N11 W30 $ E30 N5 $ S16 W30 N11 W15 S35
E7 S12 E7 FOP=[YR=1997] S10 E26 N10 W26 $ E32 N12 E6
FGR=[YR=1997] S6 E25 N26 W25 S20 $ N20 E25 N20 $ PTR= E10
FUS=[YR=1997] E1 N11 E10 S11 E1 S35 W12 N35$ W10$.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	5,600	
2	0812	CONCRETE C	0	100	0	0	3,459.00	SF	4.00	4.00	100	1997	1997	3	73	10,100	
3	0861	POOL GUNIT	0	100	25	15	375.00	SF	85.00	85.00	100	2003	2003	3	32	10,200	
4	0845	KOOL DECK	0	100	0	0	896.00	SF	7.25	7.25	100	2003	2003	3	83	5,392	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2003	2003	3	21	630	
6	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	21	420	
7	0812	CONCRETE C	0	100	0	0	2,788.00	SF	4.00	4.00	100	2003	2003	3	83	9,256	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
9	0911	SCRN RM A	0	100	0	0	1,320.00	SF	17.50	17.50	100	2003	2003	3	21	4,851	

LAND DESCRIPTION

TOTAL OB/XF 49,494

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	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							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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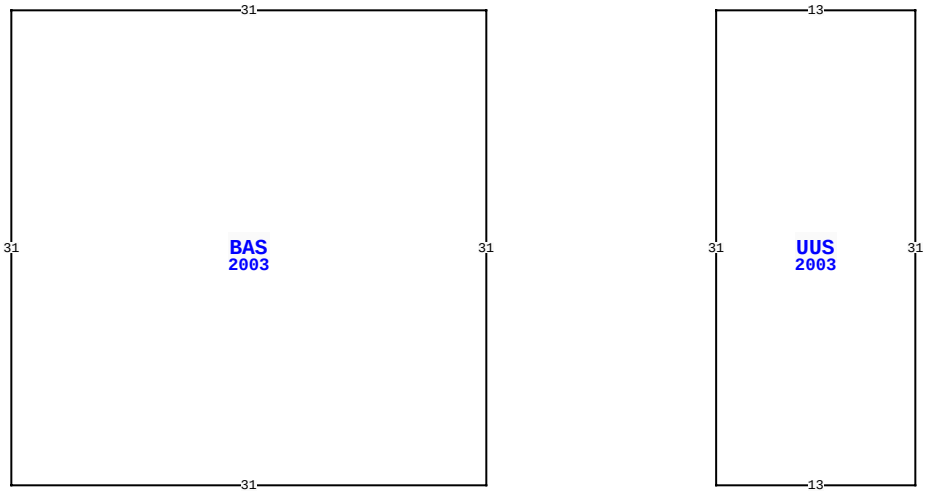
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	961	100	961	18,836
UUS	403	50	202	3,959
TOTALS	1,364		1,163	22,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,163	80.0000	28.00	32,564	2003	2003	0	0	0	30.00	70.00

2 GARAGE RES – 100% - 2004 Heated Area: 961 HX Base Yr 2004



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TOTAL JUST VALUE		774,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		750,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10119	GARAGE	29,700	07/01/2002
B10121	FOUNDATION	2,400	07/01/2002
E973437	NEW CONSTR	130,000	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0729/0326	5/08/1995	WD	Q	V		28,500
GRANTOR: WEAVER KATHERN						
GRANTEE: KEELING DWAYNE & VI						
0701/0419	3/25/1994	WD	Q	V		24,500
GRANTOR: P C ENTERPRISES						
GRANTEE: WEAVER KATHERN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W31 S31 E31 N31 $ PTR= E15 UUS=[YR=2003] E13 S31 W13 N31 $ W15 $.

EXTRA FEATURES

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS