

GULLEY STEVEN W & JONI DIANE
45221 STRATTON ROAD
CALLAHAN, FL 32011

47-2N-25-501C-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT		CD	CD		0900		MDL	01	2,449	TOT ADJ PTS		115.3460	EFF. BASE RATE	144.18	REPL. COST NEW		353,097	AYB	1991	EYB	1996	ECON	0	FNCT	0	NORM	0	20.25	% COND	79.75		
Exterior Wall		03	FACE BRICK 100		1		SNGL FAM - 100%		- 0		Heated Area:		2087		HX Base Yr																	
Roof Structur		03	GABLE/HIP 100																													
Roof Cover		05	COMP SHNGL 100																													
Interior Wall		03	DRYWALL 100																													
Interior Floo		14	CARPET 100																													
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																													
Occupancy		00	NONE 100																													
Quality		05	Quality Level 05																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA																													
NEIGHBORHOOD/LOC		8018.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,087	100	2,087	239,971																												
FGR	528	55	290	33,345																												
FOP	36	30	11	1,265																												
FOP	176	30	53	6,094																												
PTO	154	5	8	920																												
TOTALS		2,981	2,449	281,595																												
EXTRA FEATURES					45221 STRATTON RD, CALLAHAN										BLD DATE					LGL DATE												
															XF DATE					LAND DATE												
															INC DATE					AG DATE												
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																
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450																	
2	0811	CONCRETE B	0 100	0	0	1,475.00	SF	5.20	5.20	100	1991	1991	3	62	4,755																	
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