LOT 7
IN OR 688 PG 37
COUNTRYSIDE EST PB 5/241

JOSEPH JACK E & SUSAN
45231 STRATTON RD
CALLAHAN, FL 32011

2024

47-2N-25-501C-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

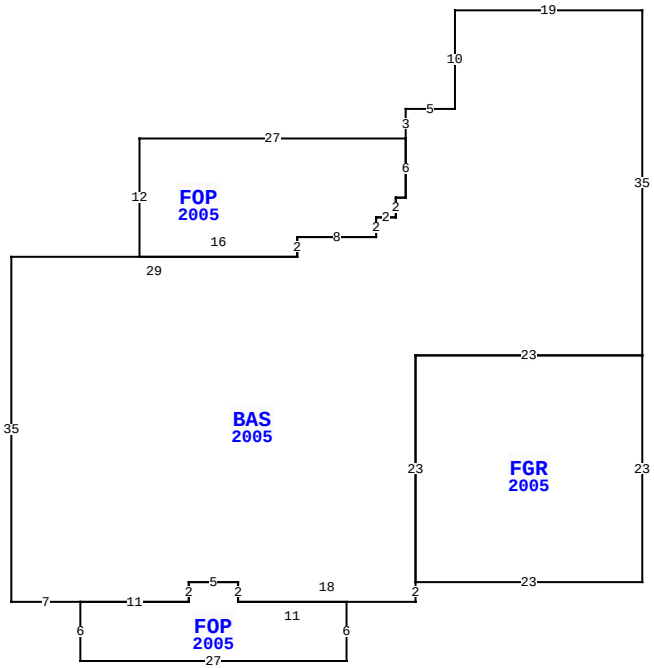
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,235	100	2,235	310,994
FGR	529	55	291	40,492
FOP	172	30	52	7,235
FOP	294	30	88	12,245
TOTALS	3,230		2,666	370,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,666	123.3408	154.18	411,044	2005	2010	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2006 Heated Area: 2235 HX Base Yr 2006



45231 STRATTON RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		370,967
TOTAL MARKET OB/XF VALUE		31,486
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		462,453
SOH/AGL Deduction		263,804
ASSESSED VALUE		198,649
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,649
TOTAL JUST VALUE		462,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010033	REPAIR/RRF	26,000	10/21/2020
B14059	SWIM POOL	0	11/01/2004
B13116	NEW CONSTR	220,000	06/01/2004
R6353	REPAIR/RRF	6,000	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0688/0037	9/08/1993	WD	Q	V		25,000
GRANTOR: TOMPKINS J F & NELL						
GRANTEE: JOSEPH JACK & SUSA						
0645/0620	12/31/1991	WD	U	V		22,400
GRANTOR: P C ENTERPRISES						
GRANTEE: TOMPKINS J F & NELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 S10 W5 S3 FOP=[YR=2005] W27 S12 E16 N2 E8 N2 E2 N2 E1 N6$ S6 W1 S2 W2 S2 W8 S2 W29 S35 E7 FOP=[YR=2005] S6 E27 N6 W11 N2 W5 S2 W11$ E11 N2 E5 S2 E18 N2 FGR=[YR=2005] E23 N23 W23 S23$ N23 E23 N35$.

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	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	2,779.00	SF	4.00	4.00	100	2005	2005	3	86	9,560	
3	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2005	2005	3	40	14,280	
4	0845	KOOL DECK	0	100	0	0	591.00	SF	7.25	7.25	100	2005	2005	3	86	3,685	
5	1127	BRICK 8"	0	100	6	4	24.00	SF	11.00	11.00	100	2005	2005	3	96	253	
6	0940	SHEDS/PORT	0	100	10	12	120.00	SF	18.30	18.30	100	2006	2006	3	27	593	

LAND DESCRIPTION

TOTAL OB/XF 31,486

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		RSF-	1125.00	260.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 02/04/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS