LOT 2 IN OR 877/966
EAGLE'S LANDING #1 PB 6/87

WEST BRIAN R
45264 STRATTON ROAD
CALLAHAN, FL 32011

2024

47-2N-25-568E-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

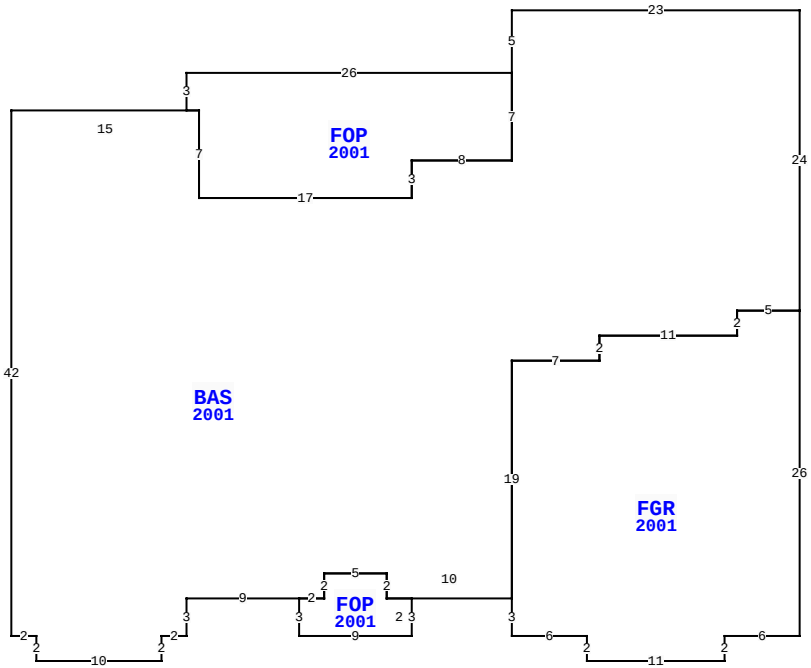
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 08
NEIGHBORHOOD/LOC	8018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,063	100	2,063	256,720
FGR	570	55	314	39,074
FOP	37	30	11	1,369
FOP	229	30	69	8,586
TOTALS	2,899		2,457	305,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,457	119.2224	149.03	366,167	2001	2001	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2002 Heated Area: 2063 HX Base Yr 2002



45264 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		305,749
TOTAL MARKET OB/XF VALUE		7,523
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		373,272
SOH/AGL Deduction		200,427
ASSESSED VALUE		172,845
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,845
TOTAL JUST VALUE		373,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014864	NEW CONSTR	0	02/01/2001
B0107852	NEW CONSTR	125,000	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0877/0966	4/06/1999	WD	Q	V		29,500

GRANTOR: CONNER ROBERT H SR &
GRANTEE: WEST BRIAN R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W23 S5 FOP=[YR=2001] W26S3 E1 S7 E17 N3 E8 N7$ S7 W8 S3 W17 N7 W15 S42 E2 S2 E10 N2 E2 N3 E9 FOP=[YR=2001] S3 E9 N3 W2 N2 W5 S2 W2$ E2 N2 E5 S2 E10 FGR=[YR=2001] S3 E6 S2 E11 N2 E6 N26 W5 S2 W11 S2 W7 S19$ N19 E7 N2 E11 N2 E5 N24$.

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	0812	CONCRETE C	0	100	0	0	2,196.00	SF	4.00	4.00	100	2001	2001	3	80	7,027	
2	1127	BRICK 8"	0	100	12	4	48.00	SF	11.00	11.00	100	2001	2001	3	94	496	

LAND DESCRIPTION

TOTAL OB/XF 7,523

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		OR	189.00	325.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

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