

**KRAMER JOHN B & DEBRA L/E/
45260 STRATTON ROAD
CALLAHAN, FL 32011**

2024



BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY										PAGE 1 of 1	6										
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	20	FACE BRICK 100		0900	01	2,561	121.0176	151.27	387,402	2000	2004	0	0	0	14.25	85.75	VALUATION BY				STANDARD																
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2001														Heated Area: 2092				HX Base Yr 2001				Tax Group: 6				Tax Dist:							
Roof Cover	12	MODULAR MT 100																BUILDING MARKET VALUE				332,197															
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE				16,975															
Interior Floo	14	CARPET 80																TOTAL LAND VALUE - MARKET				60,000															
Interior Floo	11	CLAY TILE 20																TOTAL MARKET VALUE				409,172															
Air Condition	03	CENTRAL 100																SOH/AGL Deduction				236,629															
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE				172,543															
Bedrooms		3 100																TOTAL EXEMPTION VALUE				HX HB				50,000											
Bathrooms		3 100																BASE TAXABLE VALUE				122,543															
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE				409,172															
Stories	1.	1. 100		NCON VALUE				0																													
Units	0	0 100		INCOME VALUE																																	
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE				366,622																													