LOT 4
IN OR 826/537
EAGLE'S LANDING #1 PB 6/87

DURHAM RUSSELL J/SCAFF ANDREA LYNN
45252 STRATTON ROAD
CALLAHAN, FL 32011

2024

47-2N-25-568E-0004-0000

BUILDING CHARACTERISTICS

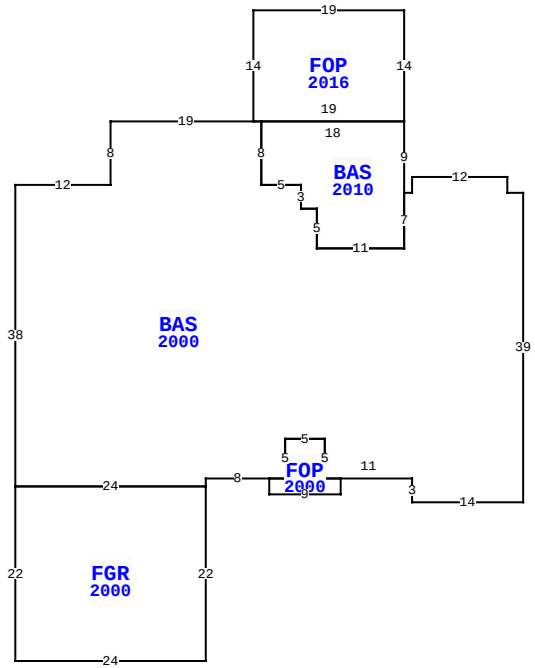
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,476	100	2,476	295,046
BAS	238	100	238	28,361
FGR	528	55	290	34,557
FOP	43	30	13	1,549
FOP	266	30	80	9,533
TOTALS	3,551		3,097	369,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,097	110.2068	137.76	426,643	2000	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2001 Heated Area: 2714 HX Base Yr 2001



45252 STRATTON RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		369,046
TOTAL MARKET OB/XF VALUE		43,242
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		472,288
SOH/AGL Deduction		256,478
ASSESSED VALUE		215,810
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,810
TOTAL JUST VALUE		472,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1910034	REPAIR/RRF	0	09/24/2019
B1633258	CARPORT	14,464	10/01/2016
B0107941	GARAGE	19,500	02/01/2001
E017740	NEW CONSTR	0	02/01/2001
B996068	NEW CONSTR	124,027	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0826/0537	3/16/1998	WD	Q	V		28,500

GRANTOR: CONNER ROBERT H SR &
GRANTEE: DURHAM RUSSELL J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W2 N2 W12 S2 W1 BAS=[YR=2010] N9 FOP=[YR=2016] N14 W19 S14 E19$ W18 S8 E5 S3 E2 S5 E11 N7 $ S7 W11 N5 W2 N3 W5 N8 W19 S8 W12 S38 FGR=[YR=2000] S22 E24N22 W24 $ E24 N1 E8 FOP=[YR=2000] S2 E9 N2 W2 N5 W5 S5 W2$ E2 N5 E5S5 E11 S3 E14 N39$. 4$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680	
2	0812	CONCRETE C	0	100	0	0	3,675.00	SF	4.00	4.00	100	2000	2000	3	79	11,613	
3	1127	BRICK 8"	0	100	12	4	48.00	SF	11.00	11.00	100	2000	2000	3	94	496	
4	0511	GARAGE CB-	0	100	30	26	780.00	SF	40.00	40.00	100	2001	2001	3	80	24,960	
5	0810	CONCRETE A	0	100	40	18	720.00	SF	6.50	6.50	100	2016	2016	3	96	4,493	

LAND DESCRIPTION

TOTAL OB/XF 43,242

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	153.00	316.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 11/26/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS