LOT 6
EAGLE'S LANDING #1 PB 6/87

COOK PAUL L & LYNNDA O
45240 STRATTON RD
CALLAHAN, FL 32011

2024

47-2N-25-568E-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

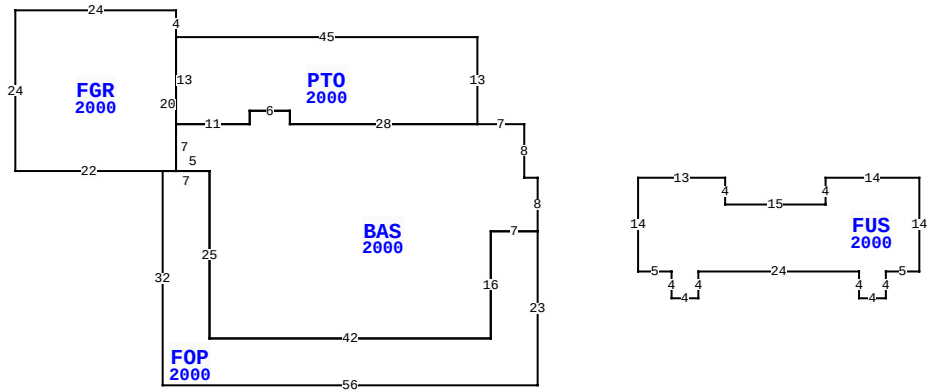
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,487	100	1,487	196,912
FGR	576	55	317	41,978
FOP	679	30	204	27,014
FUS	560	100	560	74,157
PTO	573	5	29	3,840
TOTALS	3,875		2,597	343,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,597	120.3840	150.48	390,797	2000	2005	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2022 Heated Area: 2047 HX Base Yr 2022



45240 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		386,437
TOTAL MARKET OB/XF VALUE		40,258
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		486,695
SOH/AGL Deduction		217,390
ASSESSED VALUE		269,305
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,305
TOTAL JUST VALUE		486,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112077	GARAGE	90,804	04/20/2021
20012575	REPAIR/RRF	26,980	12/15/2020
B12723	SWIM POOL	25,319	04/29/2004
M004401	H/AC	0	04/01/2000
B006815	NEW CONSTR	134,000	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2410/1507	11/12/2020	WD	Q	I	01	369,000
GRANTOR: GRESSMAN LESLIE & LYN						
GRANTEE: COOK PAUL L & LYNND						
2401/0749	10/14/2020	QC	U	I	11	100
GRANTOR: OUTLER MATTHEW B L/E						
GRANTEE: GRESSMAN LESLIE A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W2 N8 W7 PTO=[YR=2000] N13 W45 FGR=[YR=2000] N4 W24 S24 E22 FOP=[YR=2000] S32 E56 N23 W7 S16 W42 N25 W7 $ E2 N20 $ S13 E11 N2 E6 S2 E28 $ W28 N2 W6 S2 W11 S7 E5 S25 E42 N16 E7 N8 $ PTR= E15 FUS=[YR=2000] E13 S4 E15 N4 E14 S14 W5 S4 W4 N4 W24 S4 W4 N4 W5 N14$ W15 $.

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	2000	2000	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	2,692.00	SF	4.00	4.00	100	2000	2000	3	79	8,507	
3	0810	CONCRETE A	0	100	0	0	340.00	SF	6.50	6.50	100	2005	2005	3	86	1,901	
4	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	2004	2004	3	36	14,688	
5	0845	KOOL DECK	0	100	0	0	484.00	SF	7.25	7.25	100	2004	2004	3	84	2,948	
6	0855	CONC PAVER	0	100	0	0	64.00	SF	7.00	7.00	100	2004	2004	3	84	376	
7	0475	VF 4 SBPL	0	100	0	0	16.00	LF	14.00	14.00	100	2004	2004	3	64	143	
8	0469	VF LATTIC	0	100	0	0	16.00	SF	5.50	5.50	100	2004	2004	3	64	56	
9	0477	VF 4 SLAT	0	100	0	0	136.00	LF	14.00	14.00	100	2004	2004	3	64	1,219	
10	0470	VNYL GATE	0	100	0	0	2.00	UT	150.00	150.00	100	2004	2004	3	64	192	

TOTAL OB/XF 32,970

LAND DESCRIPTION

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	142.00	315.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

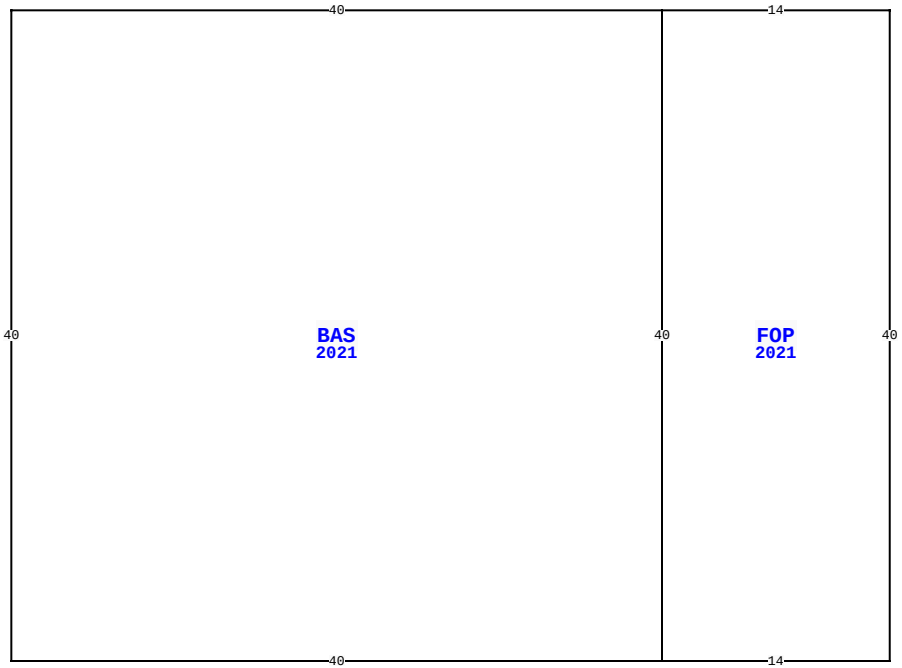
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	38,494
FOP	560	30	168	4,042
TOTALS	2,160		1,768	42,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,768	70.1500	24.55	43,404	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2022 Heated Area: 1600 HX Base Yr 2022



45240 STRATTON RD, CALLAHAN

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GRANTOR: OUTLER MATTHEW B L/E						
GRANTEE: GRESSMAN LESLIE A &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W14 BAS=[YR=2021] W40 S40 E40 N40$ S40 E14 N40$.

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
11	0940	SHEDS/PORT	0	100	24	12	288.00	SF	19.50	19.50	100	2005	2005	3	24	1,348	
12	0812	CONCRETE C	0	100	0	0	1,500.00	SF	4.00	4.00	100	2021	2021	3	99	5,940	

LAND DESCRIPTION

TOTAL OB/XF 7,288

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS