

PT LOT 2 PAR 2-1
IN SEC 47-2N-25E
PT OR 1301/1910

BELDEN EMILY M
45256 STRATTON RD
CALLAHAN, FL 32011

2024

47-2N-25-720S-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

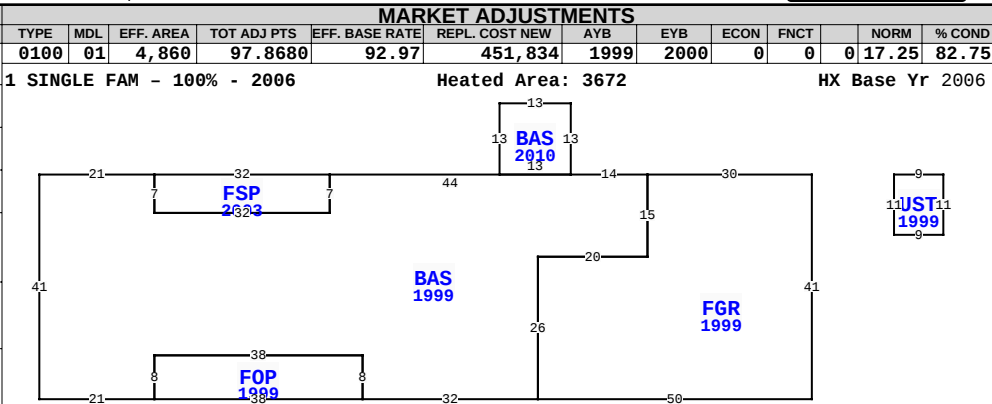
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,503	100	3,503	269,495
BAS	169	100	169	13,002
FGR	1,750	55	962	74,009
FOP	304	30	91	7,001
FSP	224	40	90	6,924
UST	99	45	45	3,462

TOTALS	6,049		4,860	373,893
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	0	2,904.00	SF 4.00
2	0525	GAZEBO	0	100	0	0	0	1.00	UT 5,000.00
3	0500	FP-PRE FAB	0	100	0	0	0	1.00	UT 3,500.00
4	0861	POOL GUNIT	0	100	0	0	0	560.00	SF 85.00
5	0845	KOOL DECK	0	100	0	0	0	1,090.00	SF 7.25
6	0812	CONCRETE C	0	100	0	0	0	4,767.00	SF 4.00
7	0462	ST/AL FNC	0	100	0	0	0	2,880.00	SF 10.00
8	0093	MANL GATE	0	100	0	0	0	1.00	UT 1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.13



45256 STRATTON RD, CALLAHAN

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

L N	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	0	2,904.00	SF 4.00	100	1999	1999	3	77	8,944	
2	0525	GAZEBO	0	100	0	0	0	1.00	UT 5,000.00	100	1999	1999	3	27	1,350	
3	0500	FP-PRE FAB	0	100	0	0	0	1.00	UT 3,500.00	100	1999	1999	3	83	2,905	
4	0861	POOL GUNIT	0	100	0	0	0	560.00	SF 85.00	100	2002	2002	3	29	13,804	
5	0845	KOOL DECK	0	100	0	0	0	1,090.00	SF 7.25	100	2002	2002	3	82	6,480	
6	0812	CONCRETE C	0	100	0	0	0	4,767.00	SF 4.00	100	2005	2005	3	86	16,398	
7	0462	ST/AL FNC	0	100	0	0	0	2,880.00	SF 10.00	100	2005	2005	3	40	11,520	
8	0093	MANL GATE	0	100	0	0	0	1.00	UT 1,200.00	100	2005	2005	3	24	288	

TOTAL OB/XF										61,689						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.13	AC		1.00	1.00	1.00	35,000.00	35,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 6		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										373,893		
TOTAL LAND VALUE - MARKET										61,689		
TOTAL MARKET VALUE										74,550		
SOH/AGL Deduction										229,108		
ASSESSED VALUE										281,024		
TOTAL EXEMPTION VALUE										HX HB WX		
BASE TAXABLE VALUE										55,000		
TOTAL JUST VALUE										226,024		
NCON VALUE										510,132		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										497,895		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006274	REPAIR/RRF	2,266	10/01/2017
M14844	MECH OTHER	200	09/01/2009
P13916	OTHER	0	09/01/2009
B22791	ADDITION	20,000	08/01/2009
B995853	NEW CONSTR	185,892	06/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1301/1910	3/15/2005	WD	Q	I		625,000	
GRANTOR: ANDERSON GARY M & MAR							
GRANTEE: BELDEN WILLIAM C &							
1189/0570	11/18/2003	WD	U	I	06	200,000	
GRANTOR: CONNER ROBERT H II &							
GRANTEE: ANDERSON GARY M & M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1999] W30 BAS=[YR=1999] W14 BAS=[YR=2010] N13 W13 S13 E13\$ W44 FSP=[YR=2003] W32 S7 E32 N7\$ S7 W32 N7 W21 S41 E21 FOP=[YR=1999] E38 N8 W38 S8\$ N8 E38 S8 E32 N26 E20 N15\$ S15 W20 S26 E50 N41\$ PTR= E15 UST=[YR=1999] E9 S11 W9 N11\$ W15 \$.									