LOT 2 (EX PT OR 1301/1910,
EAGLES LANDING #1 PB 8/87)
SHADY GROVE SUB PB 6/13 IN OR 25

CONNER FAMILY TRUST/CONNER ROBERT HAMPTON II CO-TR
45280 STRATTON RD
CALLAHAN, FL 32011-6022

2024

47-2N-25-720S-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

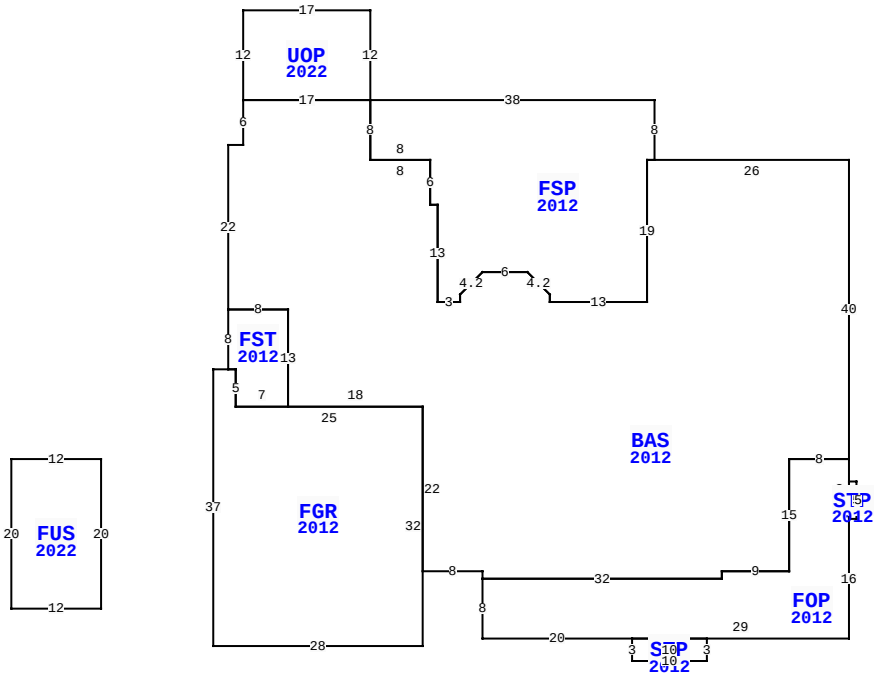
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	3,442	100	3,442	347,699
FGR	911	55	501	50,609
FOP	529	30	159	16,062
FSP	803	40	321	32,426
FST	99	55	54	5,455
FUS	240	100	240	24,244
STP	5	10	0	0
STP	30	10	3	303
UOP	204	20	41	4,142
TOTALS	6,263		4,761	480,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,761	88.0812	110.10	524,186	2012	2012	0	0	0	8.25	91.75

1 SNGL FAM – 100% - 2023 Heated Area: 3682 HX Base Yr



45280 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		840,772
TOTAL MARKET OB/XF VALUE		95,191
TOTAL LAND VALUE - MARKET		392,000
TOTAL MARKET VALUE		1,327,963
SOH/AGL Deduction		0
ASSESSED VALUE		1,327,963
TOTAL EXEMPTION VALUE	13	1,182,924
BASE TAXABLE VALUE		145,039
TOTAL JUST VALUE		1,327,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,312,670

2/2023KW: APPOINTMENT REQUIRED FOR FC ROBERT CONNE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26434	SWIM POOL	25,000	09/03/2012
B25501	CO ISSUED	0	06/15/2012
E24536	NEW CONSTR	0	01/01/2012
M16809	H/AC	0	01/01/2012
M16809	H/AC	0	01/01/2012
B25501	NEW CONSTR	396,688	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1554	3/19/2024	WD	U	I	11	100
GRANTOR: CONNER ROBERT II & BE						
GRANTEE: CONNER FAMILY TRUST						
2605/0951	12/01/2022	TD	U	I	11	100
GRANTOR: CONNER ROBERT H SR TR						
GRANTEE: CONNER ROBERT H II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W26 FSP=[YR=2012] N8 W38 UOP=[YR=2022] N12 W17 S12 E17$ S8 E8 S6 E1 S13 E3 N1 U3 R3 E6 D3 R3 S1 E13 N19 E1$ W1 S19 W13 N1 U3 L3 W6 L3 D3 S1 W3 N13 W1 N6 W8 N8 W17 S6 W2 S22 FST=[YR=2012] S8 FGR=[YR=2012] W2 S37 E28 N32 W25 N5 W1$ E1 S5 E7 N13 W8$ E8 S13 E18 S22 E8 S1 FOP=[YR=2012] S8 E20 STP=[YR=2012] S3 E10 N3 W10$ E29 N16 STP=[YR=2012] E1 N5 W1 S5$ N8 W8 S15 W9 S1 W32$ E32 N1 E9 N15 E8 N40$ PTR= W100 S40 FUS=[YR=2022] W12 S20 E12 N20$ N40 E100$.

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	0811	CONCRETE B	0	100	0	0	1,234.00	SF	5.20	5.20	100	2012	2012	3	93	5,968	
2	1127	BRICK 8"	0	100	0	0	39.00	SF	11.00	11.00	100	2012	2012	3	98	420	
3	0861	POOL GUNIT	0	100	0	0	730.00	SF	85.00	85.00	100	2013	2013	3	71	44,056	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2013	2013	3	60	600	
5	0855	CONC PAVER	0	100	0	0	1,050.00	SF	3.00	3.00	100	2013	2013	3	94	2,961	
6	0845	KOOL DECK	0	100	0	0	1,226.00	SF	7.25	7.25	100	2013	2013	3	94	8,355	
7	1076	TRELLIS A	0	100	12	12	144.00	SF	7.50	7.50	100	2013	2013	3	71	767	
8	0476	VF 6 SBPL	0	100	0	0	282.00	LF	32.00	32.00	100	2013	2013	3	85	7,670	
9	0462	ST/AL FNC	0	100	0	0	24.00	SF	10.00	10.00	100	2013	2013	3	71	170	
10	0810	CONCRETE A	0	100	0	0	300.00	SF	4.55	4.55	100	2005	2005	3	86	1,174	

TOTAL OB/XF 72,141

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	28.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	392,000							

REVIEW DATE 02/09/2023 BY KW Total Acres: 28.00 Total Land Value: 392,000 Market: 0 Agricultural: 0 Common: 392,000 PRINTED 08/06/2024 BY SYS

LOT 2 (EX PT OR 1301/1910,
EAGLES LANDING #1 PB 8/87)
SHADY GROVE SUB PB 6/13 IN OR 25

CONNER FAMILY TRUST/CONNER ROBERT HAMPTON II CO-TR
45280 STRATTON RD
CALLAHAN, FL 32011-6022

2024

47-2N-25-720S-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

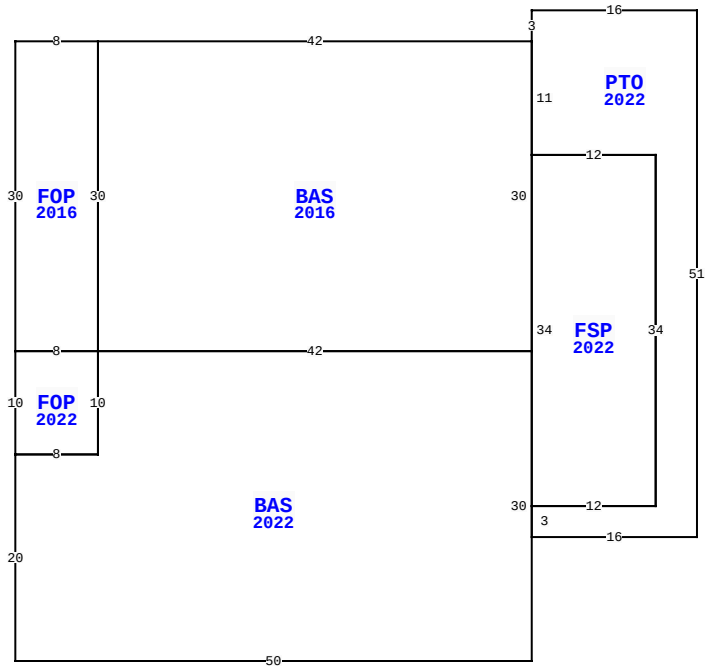
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 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	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	63,135
BAS	1,420	100	1,420	71,151
FOP	240	30	72	3,608
FOP	80	30	24	1,203
FSP	408	40	163	8,168
PTO	408	5	20	1,002
TOTALS	3,816		2,959	148,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	2,959	101.7456	50.87	150,524	2016	2020	0	0	0	1.50	98.50

2 ACCESORY U – 100% - 2023 Heated Area: 2680 HX Base Yr



45280 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		840,772
TOTAL MARKET OB/XF VALUE		95,191
TOTAL LAND VALUE - MARKET		392,000
TOTAL MARKET VALUE		1,327,963
SOH/AGL Deduction		0
ASSESSED VALUE		1,327,963
TOTAL EXEMPTION VALUE	13	1,182,924
BASE TAXABLE VALUE		145,039
TOTAL JUST VALUE		1,327,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,312,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P15585	NEW CONSTR	0	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/1554	3/19/2024	WD	U	I	11	100
GRANTOR: CONNER ROBERT II & BE						
GRANTEE: CONNER FAMILY TRUST						
2605/0951	12/01/2022	TD	U	I	11	100
GRANTOR: CONNER ROBERT H SR TR						
GRANTEE: CONNER ROBERT H II						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W16 S3 BAS=[YR=2016] W42 FOP=[YR=2016] W8 S30 FOP=[YR=2022] S10 BAS=[YR=2022] S20 E50 N30 W42 S10 W8$ E8 N10 W8$ E8 N30$ S30 E42 N30$ S11 FSP=[YR=2022] S34 E12 N34 W12$ E12 S34 W12 S3 E16 N51$.

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	0351	CARPORT MT	0	100	35	22	770.00	SF	10.00	10.00	100	2005	2005	3	24	1,848	
12	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	24	840	
13	0351	CARPORT MT	0	100	12	35	420.00	SF	6.00	6.00	100	2015	2015	3	70	1,764	
14	0351	CARPORT MT	0	100	14	35	490.00	SF	6.00	6.00	100	2016	2016	3	74	2,176	
15	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	95	4,750	
16	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	55	2,750	
17	0525	GAZEBO	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2015	2015	3	78	5,850	
18	0300	BOAT DCK W	0	100	10	8	80.00	SF	30.00	30.00	100	2015	2015	3	78	1,872	
19	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 23,050

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 02/09/2023 BY KW Total Acres: 28.00 Total Land Value: 392,000 Market: 0 Agricultural: 0 Common: 392,000 PRINTED 08/06/2024 BY SYS

LOT 2 (EX PT OR 1301/1910,
EAGLES LANDING #1 PB 8/87)
SHADY GROVE SUB PB 6/13 IN OR 25

CONNER FAMILY TRUST/CONNER ROBERT HAMPTON II CO-TR
45280 STRATTON RD
CALLAHAN, FL 32011-6022

2024

47-2N-25-720S-0002-0030

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	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

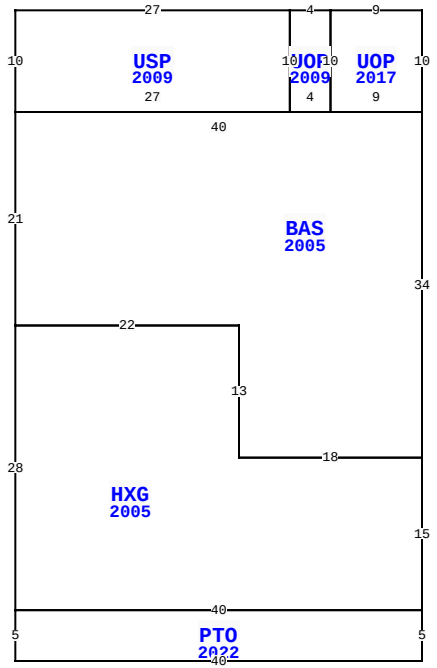
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,074	100	1,074	62,892
HXG	886	55	487	28,518
PTO	200	5	10	586
UOP	40	20	8	469
UOP	90	20	18	1,054
USP	270	30	81	4,743
TOTALS	2,560		1,678	98,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,678	128.7000	64.35	107,979	2000	2005	0	0	0	9.00	91.00

3 ACCESORY U – 50% - 2023 Heated Area: 1074 HX Base Yr



45280 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 6 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		840,772
TOTAL MARKET OB/XF VALUE		95,191
TOTAL LAND VALUE - MARKET		392,000
TOTAL MARKET VALUE		1,327,963
SOH/AGL Deduction		0
ASSESSED VALUE		1,327,963
TOTAL EXEMPTION VALUE	13	1,182,924
BASE TAXABLE VALUE		145,039
TOTAL JUST VALUE		1,327,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,312,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1554	3/19/2024	WD	U	I	11	100
GRANTOR: CONNER ROBERT II & BE						
GRANTEE: CONNER FAMILY TRUST						
2605/0951	12/01/2022	TD	U	I	11	100
GRANTOR: CONNER ROBERT H SR TR						
GRANTEE: CONNER ROBERT H II						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] W9 UOP=[YR=2009] W4 USP=[YR=2009] W27 S10 BAS=[YR=2005] S21 HXG=[YR=2005] S28 PTO=[YR=2022] S5 E40 N5 W40$ E40 N15 W18 N13 W22$ E22 S13 E18 N34 W40$ E27 N10$ S10 E4 N10$ S10 E9 N10$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/09/2023 BY KW Total Acres: 28.00 Total Land Value: 392,000 Market: 0 Agricultural: 0 Common: 392,000 PRINTED 08/06/2024 BY SYS

LOT 2 (EX PT OR 1301/1910,
EAGLES LANDING #1 PB 8/87)
SHADY GROVE SUB PB 6/13 IN OR 25

CONNER FAMILY TRUST/CONNER ROBERT HAMPTON II CO-TR
45280 STRATTON RD
CALLAHAN, FL 32011-6022

2024

47-2N-25-720S-0002-0030

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	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

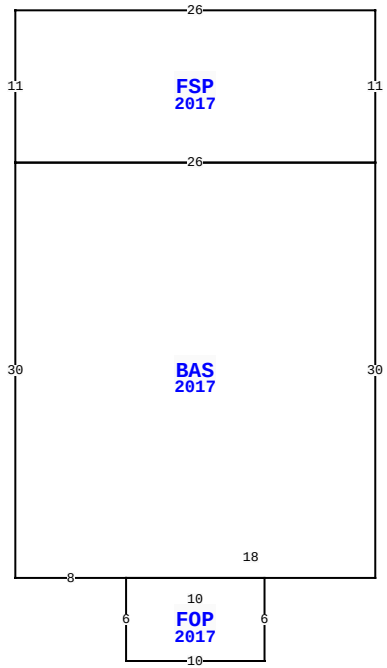
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	51,151
FOP	60	30	18	1,181
FSP	286	40	114	7,476
TOTALS	1,126		912	59,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	912	136.6200	68.31	62,299	2009	2015	0	0	0	4.00	96.00

4 ACCESORY U – 0% - 2023 Heated Area: 780 HX Base Yr



45280 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		840,772
TOTAL MARKET OB/XF VALUE		95,191
TOTAL LAND VALUE - MARKET		392,000
TOTAL MARKET VALUE		1,327,963
SOH/AGL Deduction		0
ASSESSED VALUE		1,327,963
TOTAL EXEMPTION VALUE	13	1,182,924
BASE TAXABLE VALUE		145,039
TOTAL JUST VALUE		1,327,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,312,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1554	3/19/2024	WD	U	I	11	100
GRANTOR: CONNER ROBERT II & BE						
GRANTEE: CONNER FAMILY TRUST						
2605/0951	12/01/2022	TD	U	I	11	100
GRANTOR: CONNER ROBERT H SR TR						
GRANTEE: CONNER ROBERT H II						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W26 S11 BAS=[YR=2017] S30 E8 FOP=[YR=2017] S6 E10 N6 W10$ E18 N30 W26$ E26 N11$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/09/2023 BY KW Total Acres: 28.00 Total Land Value: 392,000 Market: 0 Agricultural: 0 Common: 392,000 PRINTED 08/06/2024 BY SYS

LOT 2 (EX PT OR 1301/1910,
EAGLES LANDING #1 PB 8/87)
SHADY GROVE SUB PB 6/13 IN OR 25

CONNER FAMILY TRUST/CONNER ROBERT HAMPTON II CO-TR
45280 STRATTON RD
CALLAHAN, FL 32011-6022

2024

47-2N-25-720S-0002-0030

BUILDING CHARACTERISTICS

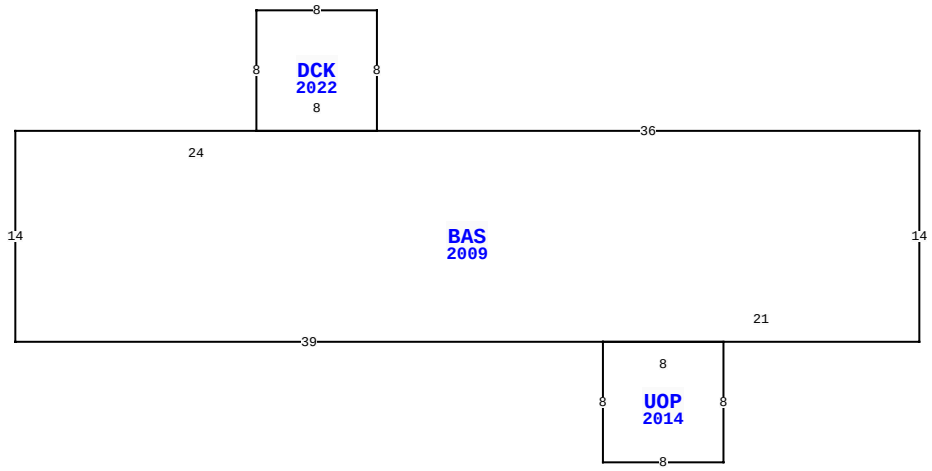
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	840	100	840	35,018
DCK	64	15	10	417
UOP	64	25	16	667
TOTALS	968		866	36,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	866	115.8000	86.85	75,212	2001	2001	0	0	0	52.00	48.00

5 M/H 94+ – 0% - 2023 Heated Area: 840 HX Base Yr



45280 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 5 of 6 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		840,772
TOTAL MARKET OB/XF VALUE		95,191
TOTAL LAND VALUE - MARKET		392,000
TOTAL MARKET VALUE		1,327,963
SOH/AGL Deduction		0
ASSESSED VALUE		1,327,963
TOTAL EXEMPTION VALUE	13	1,182,924
BASE TAXABLE VALUE		145,039
TOTAL JUST VALUE		1,327,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,312,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1554	3/19/2024	WD	U	I	11	100
GRANTOR: CONNER ROBERT II & BE						
GRANTEE: CONNER FAMILY TRUST						
2605/0951	12/01/2022	TD	U	I	11	100
GRANTOR: CONNER ROBERT H SR TR						
GRANTEE: CONNER ROBERT H II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W36 DCK=[YR=2022] N8 W8 S8 E8$ W24 S14 E39
UOP=[YR=2014] S8E8 N8 W8$ E21 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/09/2023 BY KW Total Acres: 28.00 Total Land Value: 392,000 Market: 0 Agricultural: 0 Common: 392,000 PRINTED 08/06/2024 BY SYS

LOT 2 (EX PT OR 1301/1910,
EAGLES LANDING #1 PB 8/87)
SHADY GROVE SUB PB 6/13 IN OR 25

CONNER FAMILY TRUST/CONNER ROBERT HAMPTON II CO-TR
45280 STRATTON RD
CALLAHAN, FL 32011-6022

2024

47-2N-25-720S-0002-0030

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	07	NONE 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

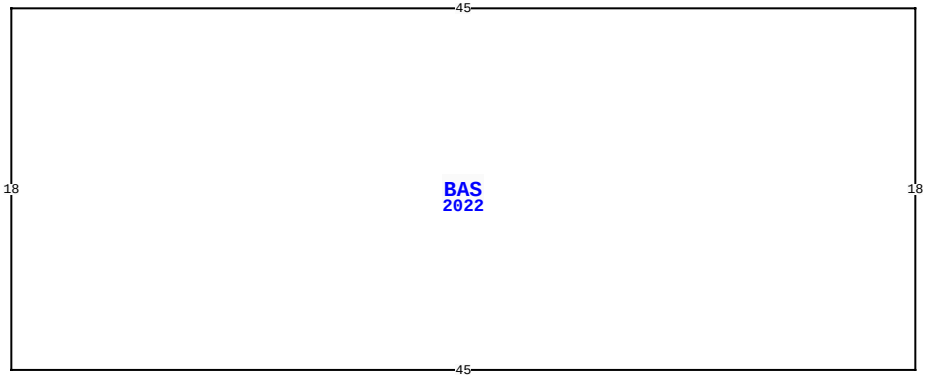
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100	810	17,395
TOTALS	810		810	17,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	810	63.2500	22.14	17,933	2020	2020	0	0	0	3.00	97.00

6 GARAGE RES – 100% - 2023 Heated Area: 810 HX Base Yr



45280 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		840,772
TOTAL MARKET OB/XF VALUE		95,191
TOTAL LAND VALUE - MARKET		392,000
TOTAL MARKET VALUE		1,327,963
SOH/AGL Deduction		0
ASSESSED VALUE		1,327,963
TOTAL EXEMPTION VALUE	13	1,182,924
BASE TAXABLE VALUE		145,039
TOTAL JUST VALUE		1,327,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,312,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1554	3/19/2024	WD	U	I	11	100
GRANTOR: CONNER ROBERT II & BE						
GRANTEE: CONNER FAMILY TRUST						
2605/0951	12/01/2022	TD	U	I	11	100
GRANTOR: CONNER ROBERT H SR TR						
GRANTEE: CONNER ROBERT H II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W45 S18 E45 N18$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/09/2023 BY KW Total Acres: 28.00 Total Land Value: 392,000 Market: 0 Agricultural: 0 Common: 392,000 PRINTED 08/06/2024 BY SYS