

PT LOTS 43 & 44 IN OR 2042/265
(EX OR 2431/1786)
EAST CALLAHAN SUB PBK 1/35

THOMPSON DAVID L & MARY KATE
45220 STRATTON RD
CALLAHAN, FL 32011

2025

28-2N-25-3060-0043-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 60
Exterior Wall	10 ABOVE AVG 40
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	02 WALL BD/WD 20
Interior Floo	14 CARPET 60
Interior Floo	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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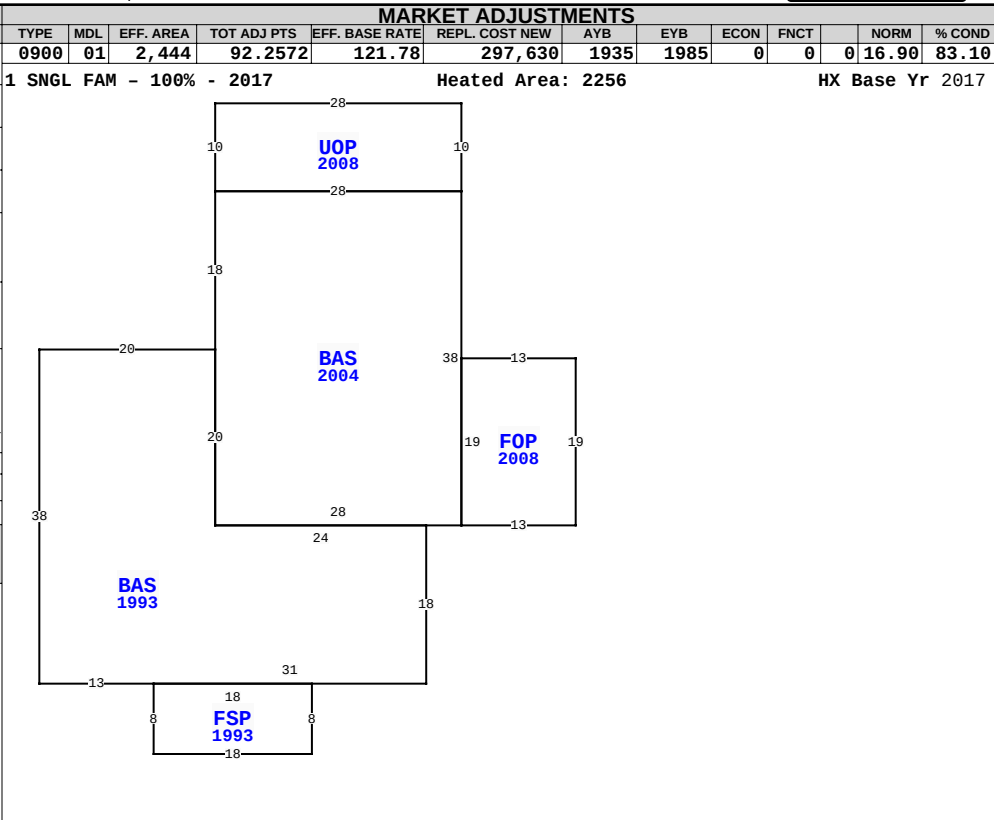
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,192	100	1993	1,192	120,630
BAS	1,064	100	2004	1,064	107,676
FOP	247	30	2008	74	7,489
FSP	144	40	1993	58	5,869
UOP	280	20	2008	56	5,667

TOTALS	2,927			2,444	247,331
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0511	GARAGE CB-	0	100	32	46	1,472.00	SF	60.00
2	0812	CONCRETE C	0	100	0	0	3,272.00	SF	4.00
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	02/11/2021	BY	KBA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1980	1980	3	30	26,496	
100	1980	1980	3	30	3,926	
100	1930	1930	3	20	400	
100	2004	2004	3	87	3,045	

TOTAL OB/XF									
33,867									

Total Acres: 0.00	Total Land Value: 45,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					247,331				
TOTAL MARKET OB/XF VALUE					33,867				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					326,198				
SOH/AGL Deduction					153,234				
ASSESSED VALUE					172,964				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					122,242				
TOTAL JUST VALUE					326,198				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					316,353				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21891	ADDITION	5,000	09/01/2008
B12962	ADDITION	50,000	06/01/2004
R6260	REPAIR/RRF	1,000	06/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2042/0265	4/18/2016	WD	Q	I	01	235,000	
GRANTOR: STEWART SAMUEL M & WE							
GRANTEE: THOMPSON DAVID LYNN							
0998/1973	7/24/2001	WD	Q	I		79,000	
GRANTOR: HILL THOMAS G & BETTY							
GRANTEE: STEWART SAMUEL & WE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2008] W28 S10 BAS=[YR=2004] S18 BAS=[YR=1993] W20 S38 E13 FSP=[YR=1993] S8 E18 N8 W18\$ E31 N18 W24 N20\$ S20 E28 FOP=[YR=2008] E13 N19 W13 S19\$ N38 W28\$ E28 N10\$.									