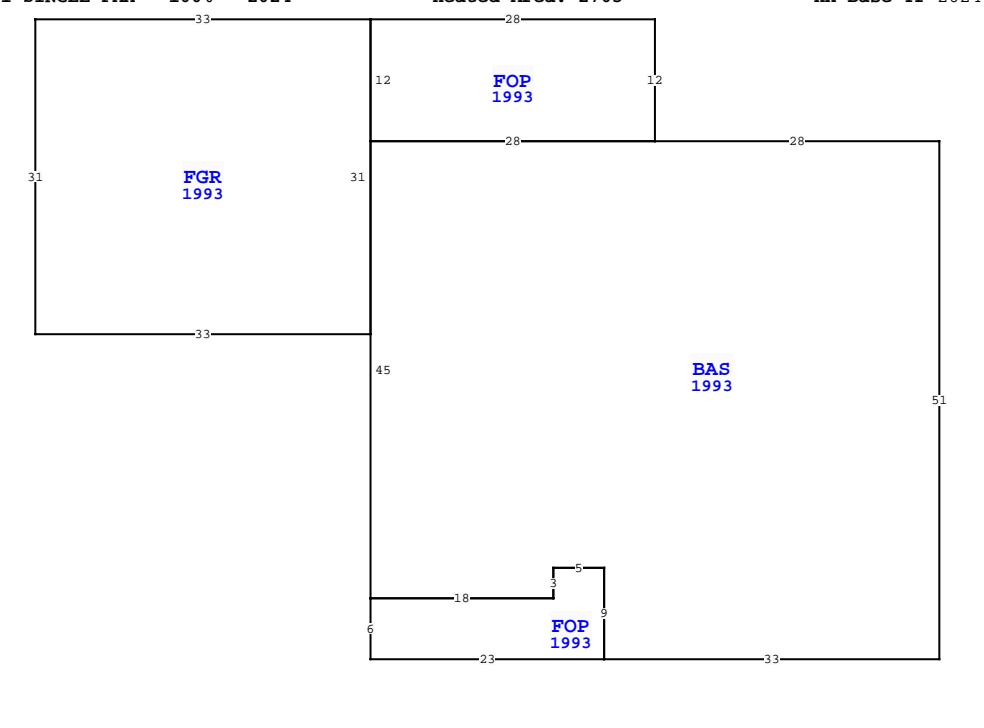


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,413	111.3200	111.32	379,935	1978	1978		0	0	33.00	67.00



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,703	100	1993	2,703	201,602
FGR	1,023	55	1993	563	41,991
FOP	153	30	1993	46	3,431
FOP	336	30	1993	101	7,533
TOTALS	4,215			3,413	254,556

NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	272,510			
TOTAL MARKET OB/XF VALUE	33,591			
TOTAL LAND VALUE - MARKET	45,900			
TOTAL MARKET VALUE	352,001			
SOH/AGL Deduction	10,702			
ASSESSED VALUE	341,299			
TOTAL EXEMPTION VALUE	HX HB WX 55,722			
BASE TAXABLE VALUE	285,577			
TOTAL JUST VALUE	352,001			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	331,680			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007180	CARPORT	7,956	06/01/2000
B9603202	GARAGE	10,880	08/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1710/1245	10/20/2010	WD	U	I	11	100
GRANTOR: JONES ELLIOTT ELMER J						
GRANTEE: ALDEN DEBORAH JONES						
0521/1052	7/07/1987	WD	U	I		100
GRANTOR: JONES STEVE						
GRANTEE: JONES ELLIOTT JR						

EXTRA FEATURES 45095 STRATTON RD, CALLAHAN

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	
2	0811	CONCRETE B	0	100	0	960.00	SF	5.20	5.20	100	1980	1980	3	30	1,498	
3	0812	CONCRETE C	0	100	0	5,127.00	SF	4.00	4.00	100	1990	1990	3	57	11,690	
4	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
5	0940	SHEDS/PORT	0	100	9	153.00	SF	30.00	30.00	100	1985	1985	3	20	918	
6	0510	GARAGE WD-	0	100	16	288.00	SF	26.95	26.95	100	1987	1987	3	20	1,552	
7	0350	CARPORT WD	0	100	24	600.00	SF	13.00	13.00	100	1988	1988	3	20	1,560	
8	0510	GARAGE WD-	0	100	24	600.00	SF	35.00	35.00	100	1988	1988	3	20	4,200	
9	0681	POLE SHED	0	100	14	350.00	SF	15.00	15.00	100	1990	1990	3	20	1,050	
10	0351	CARPORT MT	0	100	24	816.00	SF	10.00	10.00	100	1996	1996	3	20	1,632	

BUILDING NOTES		
BLD DATE		
XF DATE		
INC DATE		
LGL DATE	05/21/2025	MLU
LAND DATE		
AG DATE		

BUILDING DIMENSIONS		
BAS=[YR=1993] W28 FOP=[YR=1993] N12 W28 FGR=[YR=1993] W33 S31 E33 N31 \$ S12 E28 \$ W28 S45 FOP=[YR=1993] S6 E23 N9 W5 S3 W18 \$ E18 N3 E5 S9 E33 N51 \$ .		

LAND DESCRIPTION										TOTAL OB/XF														
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	210.00	210.00	1.02	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,900							

