



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	30	VINYL 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	03	MASONRY 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

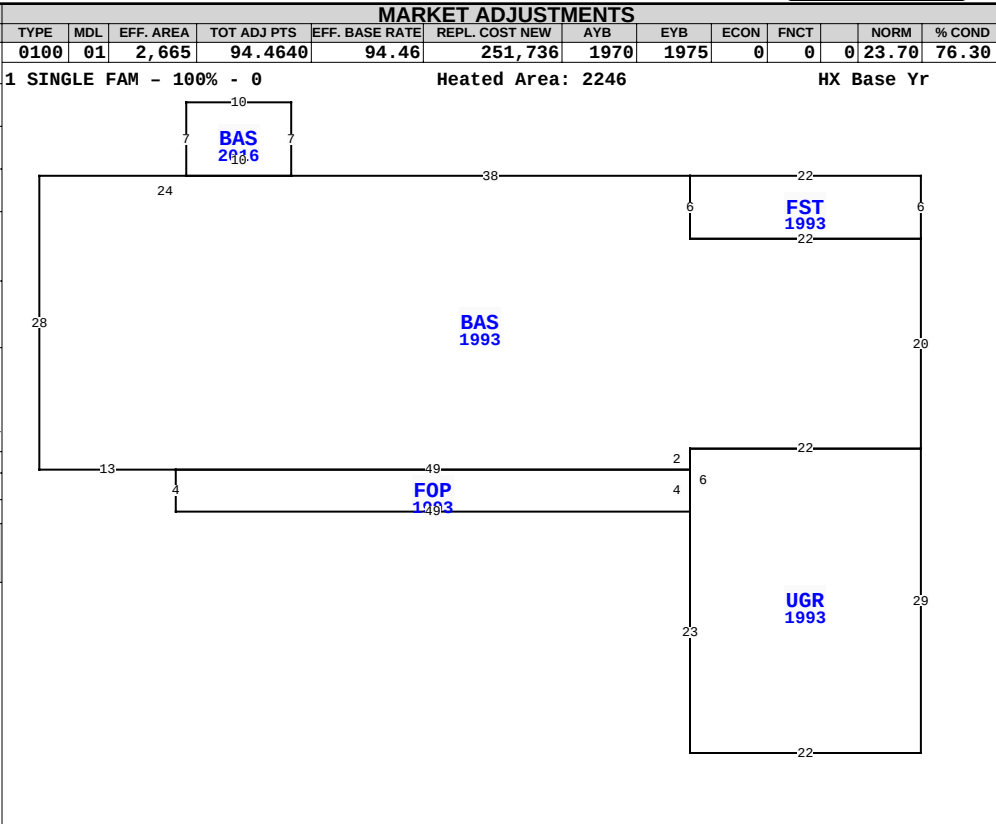
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176	100	1993	2,176	156,831
BAS	70	100	2016	70	5,045
FOP	196	30	1993	59	4,252
FST	132	55	1993	73	5,262
UGR	638	45	1993	287	20,685

TOTALS	3,212			2,665	192,075
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0200	BARN WD 0-	0	100	27	30	810.00	SF	15.00	15.00	
3	0811	CONCRETE B	0	100	0	0	903.00	SF	5.20	5.20	
4	0680	POLE SHED	0	100	35	11	385.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	4.00	AC	

REVIEW DATE	01/06/2023	BY	KWA
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45089 STRATTON RD, CALLAHAN

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										192,075	
TOTAL MARKET OB/XF VALUE										7,416	
TOTAL LAND VALUE - MARKET										24,000	
TOTAL MARKET VALUE										223,491	
SOH/AGL Deduction										91,276	
ASSESSED VALUE										132,215	
TOTAL EXEMPTION VALUE										55,722	
BASE TAXABLE VALUE										76,493	
TOTAL JUST VALUE										223,491	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										206,053	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631869	ADDITION	7,435	03/01/2016
R1614845	REPAIR/RRF	11,000	02/01/2016
6299	XF0B	10,472	02/19/1990

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2728/642		7/25/2024	LE	U	I	11	100		
GRANTOR: JOHNSON ALAN B									
GRANTEE: JOHNSON KEN A									
0082/0389		1/01/1968	TA	U	V		2,500		
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W22 BAS=[YR=1993] W38 BAS=[YR=2016] N7 W10 S7 E10\$W24 S28 E13 FOP=[YR=1993] S4 E49 UGR=[YR=1993] S23 E22 N29 W22 S6\$ N4 W49\$ E49 N2 E22 N20 W22 N6\$ S6 E22 N6\$.											

TOTAL OB/XF											
7,416											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	4.00	AC	

Market:	0	Agricultural:	0	Common:	24,000
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