IN OR 2616/1419
EX R/W IN OR 111/672

HILL SHANNON LEIGH/PAULETTE BECKY LYNN
45150 STRATTON RD
CALLAHAN, FL 32011

2025

47-2N-25-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

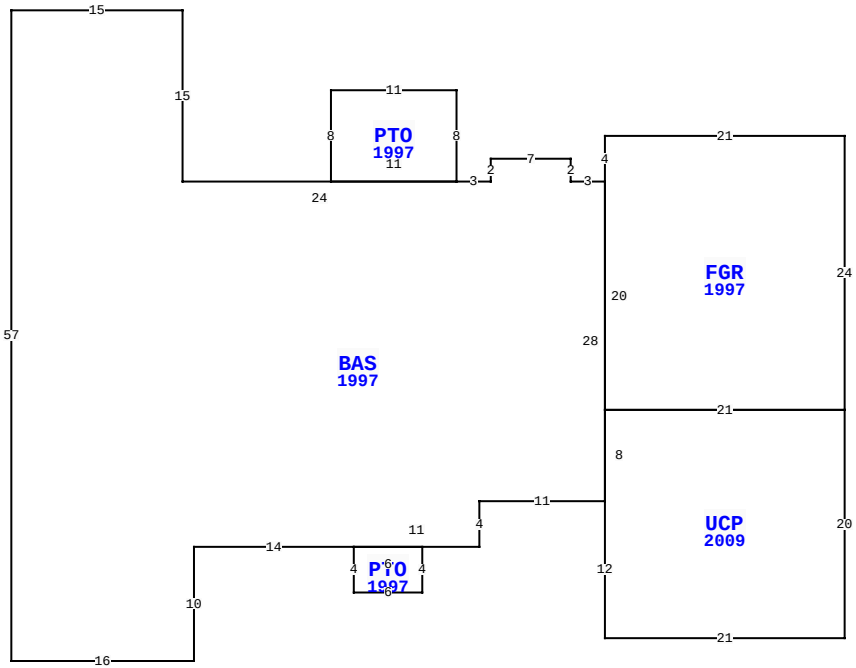
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,019	100	1997	2,019	226,867
FGR	504	55	1997	277	31,125
PTO	24	5	1997	1	113
PTO	88	5	1997	4	449
UCP	420	20	2009	84	9,439
TOTALS	3,055			2,385	267,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,385	101.9445	134.57	320,949	1997	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2024 Heated Area: 2019 HX Base Yr 2024



45150 STRATTON RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		267,992
TOTAL MARKET OB/XF VALUE		3,676
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		316,668
SOH/AGL Deduction		13,356
ASSESSED VALUE		303,312
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		252,590
TOTAL JUST VALUE		316,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B012	CARPORT	8,357	03/01/2009
B973707	REMODEL	90,000	02/01/1997
4526	H/AC	4,200	03/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1419	1/27/2023	WD	Q	I	01	340,000
GRANTOR: COOK ROBERT D & BILLI						
GRANTEE: HILL SHANNON LEIGH						
0858/1711	12/11/1998	WD	Q	I		132,000
GRANTOR: BROWN CHALKER W III &						
GRANTEE: COOK ROBERT D & BIL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W21 S4 BAS=[YR=1997] W3 N2 W7 S2 W3
PTO=[YR=1997] N8 W11 S8 E11 $ W24 N15 W15 S57 E16 N10 E14
PTO=[YR=1997] S4 E6 N4 W6$ E11 N4 E11 UCP=[YR=2009] S12 E21
N20 W21S8$ N28$ S20 E21 N24$.

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	0803	ASPHALT C	0	100	0	0	1,822.00	SF	1.00	1.00	100	1970	1970	3	50	911	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 3,676

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	000100	C	RES	100	0006	OR	191.00	165.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS