PARCELS 8-4 & 8-8
IN OR 76 PG 646 & OR 82/621
EX R/W IN OR 111 PG 664

GUTHRIE JANE E
45114 STRATTON ROAD
CALLAHAN, FL 32011

2025

47-2N-25-0000-0008-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

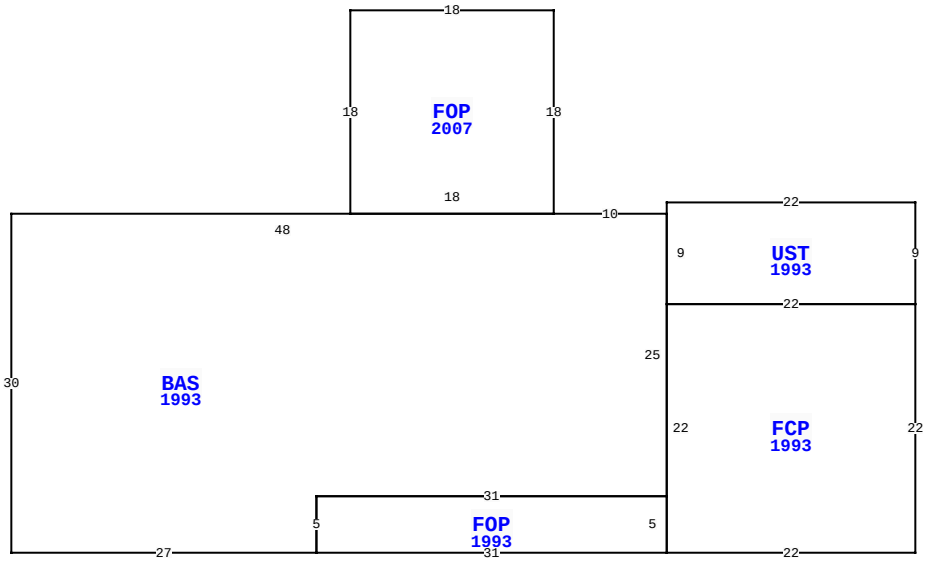
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100	1993	1,585	147,561
FCP	484	25	1993	121	11,265
FOP	155	30	1993	46	4,283
FOP	324	30	2007	97	9,030
UST	198	45	1993	89	8,286
TOTALS	2,746			1,938	180,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,938	136.9060	136.91	265,332	1967	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 1982 Heated Area: 1585 HX Base Yr 1982



45114 STRATTON RD, CALLAHAN

BLD DATE	07/08/2008 JW	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		187,313
TOTAL MARKET OB/XF VALUE		2,455
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		252,768
SOH/AGL Deduction		136,065
ASSESSED VALUE		116,703
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		60,981
TOTAL JUST VALUE		252,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23043	REPAIR/RRF	5,538	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0067/0192	1/01/1966	TA	U	V		1,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FOP=[YR=2007] N18 W18 S18 E18$ W48 S30 E27 FOP=[YR=1993] E31 FCP=[YR=1993] E22 N22 UST=[YR=1993] N9 W22 S9E22$ W22S22$ N5 W31S5$ N5 E31 N25$.

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	0810	CONCRETE A	0	100	4	28	112.00	SF	6.50	6.50	100	1987	1987	3	49.5	360	
2	0810	CONCRETE A	0	100	21	31	651.00	SF	6.50	6.50	100	1987	1987	3	49.5	2,095	

LAND DESCRIPTION

TOTAL OB/XF 2,455

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	137.00	160.00	1.00	AC		1.00	1.00	1.40	45,000.00	63,000.00	63,000							

REVIEW DATE 05/18/2020 BY KBA Total Acres: 1.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

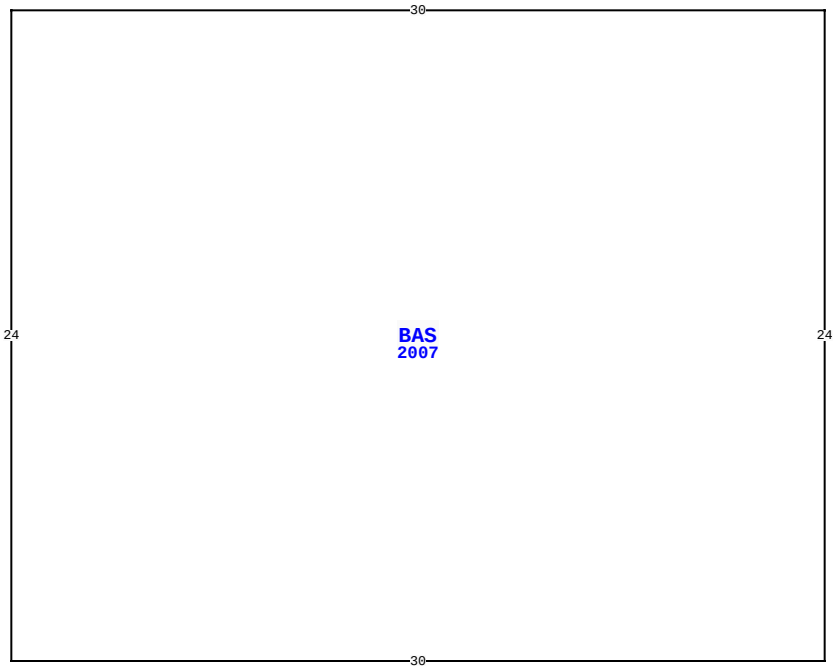
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2007	720	6,887
TOTALS	720			720	6,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	51.7000	19.13	13,774	1987	1987	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1982 Heated Area: 720 HX Base Yr 1982



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GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30 S24 E30 N24$.

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 05/18/2020 BY KBA Total Acres: 1.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/30/2025 BY SYS