IN OR 1393/1186
EX R/W IN OR 111/652

HALL DENISE D
45165 STRATTON ROAD
CALLAHAN, FL 32011

2025

47-2N-25-0000-0008-0070

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 100
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	04	Quality Level 04

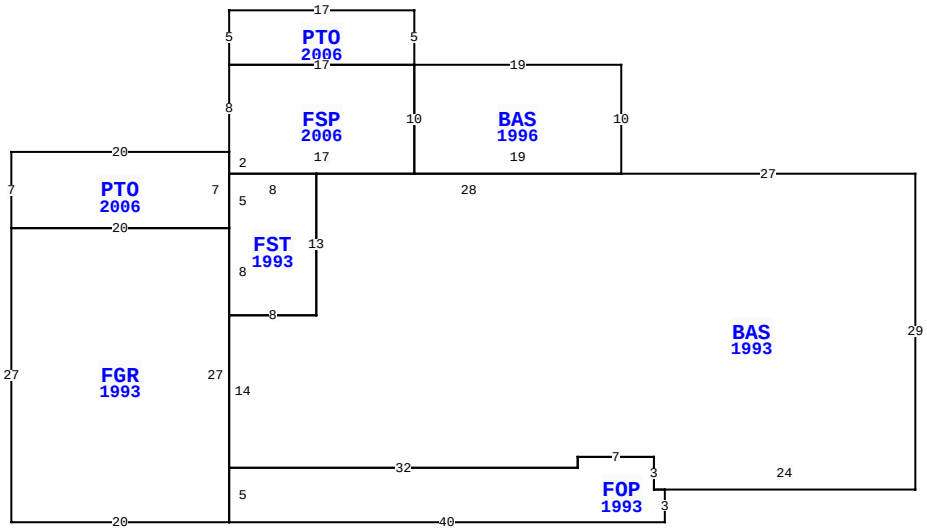
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100	1993	1,638	155,083
BAS	190	100	1996	190	17,989
FGR	540	55	1993	297	28,120
FOP	205	30	1993	62	5,870
FSP	170	40	2006	68	6,438
FST	104	55	1993	57	5,397
PTO	85	5	2006	4	378
PTO	140	5	2006	7	662
TOTALS	3,072			2,323	219,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,323	133.3500	133.35	309,772	1968	1986	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 2008 Heated Area: 1828 HX Base Yr 2008



45165 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		219,938
TOTAL MARKET OB/XF VALUE		39,599
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		329,537
SOH/AGL Deduction		131,561
ASSESSED VALUE		197,976
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,254
TOTAL JUST VALUE		329,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17813	SWIM POOL	21,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2767/9	2/07/2025	FJ	U	I	11	0
GRANTOR: HALL JIMMY CARLTON JR						
GRANTEE: HALL DENISE D						
2767/6	2/07/2025	FJ	U	I	11	100
GRANTOR: HALL JIMMY CARLTON JR						
GRANTEE: HALL DENISE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 BAS=[YR=1996] N10 W19 PTO=[YR=2006] N5 W17 S5 FSP=[YR=2006] S8 PTO=[YR=2006] W20 S7 E20 N7 $ S2 E17 N10 W17$ E17$ S10 E19 $ W28 FST=[YR=1993] W8 S5 FGR=[YR=1993] W20 S27 E20 FOP=[YR=1993] E40 N3 W1 N3 W7 S1 W32 S5 $ N27 $ S8 E8 N13 $ S13 W8 S14 E32 N1 E7 S3 E24 N29 $.

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	0825	BRICK	0	100	0	0	184.00	SF	12.50	12.50	100	1990	1990	3	85	1,955	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0810	CONCRETE A	0	100	0	0	477.00	SF	6.50	6.50	100	1985	1985	3	44	1,364	
6	0812	CONCRETE C	0	100	0	0	2,360.00	SF	4.00	4.00	100	1999	1999	3	75	7,080	
7	0861	POOL GUNIT	0	100	0	0	525.00	SF	85.00	85.00	100	2006	2006	3	40	17,850	
8	0845	KOOL DECK	0	100	0	0	766.00	SF	7.25	7.25	100	2006	2006	3	86	4,776	
9	0462	ST/AL FNC	0	100	0	0	1,066.00	SF	10.00	10.00	100	2006	2006	3	40	4,264	

LAND DESCRIPTION

TOTAL OB/XF 39,599

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	263.00	332.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS