

PT LOT 2 PAR 2-1
IN SEC 47-2N-25E
PT OR 1301/1910

BELDEN EMILY M
45256 STRATTON RD
CALLAHAN, FL 32011

2025

47-2N-25-720S-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	3,503	100	1999	3,503	281,128
BAS	169	100	2010	169	13,563
FGR	1,750	55	1999	962	77,204
FOP	304	30	1999	91	7,303
FSP	224	40	2003	90	7,223
UST	99	45	1999	45	3,611

TOTALS	6,049			4,860	390,031
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,904.00	SF	4.00
2	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0861	POOL GUNIT	0	100	0	0	560.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	1,090.00	SF	7.25
6	0812	CONCRETE C	0	100	0	0	4,767.00	SF	4.00
7	0462	ST/AL FNC	0	100	0	0	2,880.00	SF	10.00
8	0093	MANL GATE	0	100	0	0	1.00	UT	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	2.13

REVIEW DATE	02/08/2021	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,860	97.8680	97.87	475,648	1999	2000	0	0	0 18.00	82.00
1 SINGLE FAM - 100% - 2006											
Heated Area: 3672											
HX Base Yr 2006											
45256 STRATTON RD, CALLAHAN											

TOTAL OB/XF											
58,670											

TOTAL OB/XF											
58,670											

Market:	0
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
390,031											
TOTAL MARKET OB/XF VALUE											
58,670											
TOTAL LAND VALUE - MARKET											
74,550											
TOTAL MARKET VALUE											
523,251											
SOH/AGL Deduction											
234,077											
ASSESSED VALUE											
289,174											
TOTAL EXEMPTION VALUE											
HX HB WX											
55,722											
BASE TAXABLE VALUE											
233,452											
TOTAL JUST VALUE											
523,251											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
510,132											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006274	REPAIR/RRF	2,266	10/01/2017
M14844	MECH OTHER	200	09/01/2009
P13916	OTHER	0	09/01/2009
B22791	ADDITION	20,000	08/01/2009
B995853	NEW CONSTR	185,892	06/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1301/1910	3/15/2005	WD	Q	I		625,000	
GRANTOR: ANDERSON GARY M & MAR							
GRANTEE: BELDEN WILLIAM C &							
1189/0570	11/18/2003	WD	Q	I	06	200,000	
GRANTOR: CONNER ROBERT H II &							
GRANTEE: ANDERSON GARY M & M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1999] W30 BAS=[YR=1999] W14 BAS=[YR=2010] N13 W13 S13 E13\$ W44 FSP=[YR=2003] W32 S7 E32 N7\$ S7 W32 N7 W21 S41 E21 FOP=[YR=1999] E38 N8 W38 S8\$ N8 E38 S8 E32 N26 E20 N15\$ S15 W20 S26 E50 N41\$ PTR= E15 UST=[YR=1999] E9 S11 W9 N11\$ W15 \$.											

OTHER ADJUSTMENTS AND NOTES											

Common:	74,550
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