PT OF LOT 2 (S-2)
PT OR 1301/1910
SHADY GROVE PB 6/13 & 14

BELDEN EMILY M
45256 STRATTON ROAD
CALLAHAN, FL 32011

2025

47-2N-25-720S-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	193,050
TOTAL MARKET VALUE	3,793
SOH/AGL Deduction	0
ASSESSED VALUE	3,793
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,793
TOTAL JUST VALUE	193,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 &						
1189/0568	11/18/2003	TD	Q	I	06	200,000
GRANTOR: CONNER ROBERT H SR &						
GRANTEE: ANDERSON GARY M & M						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	8.90	AC		1.00	1.00	1.00	370.00	370.00	3,293							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.90	AC		1.00	1.00	1.00	19,500.00	19,500.00	193,050							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 9.90 Total Land Value: 3,793 Market: 193,050 Agricultural: 3,793 Common: 0 PRINTED 07/30/2025 BY SYS