

PT OF LOTS 33 36 & ALL OF 35
IN SECS 28 & 47
IN OR 399/535 & OR 372/139

STRATTON MARY B
PO BOX 693
CALLAHAN, FL 32011-0693

2026

28-2N-25-3060-0033-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2008	1,344	169,083
FCP	676	25	2008	169	21,261
FOP	288	30	2008	86	10,819
FST	52	55	2008	29	3,649
PTO	14	5	2008	1	126
PTO	112	5	2008	6	755
STP	7	10	2008	1	126
STP	21	10	2008	2	251

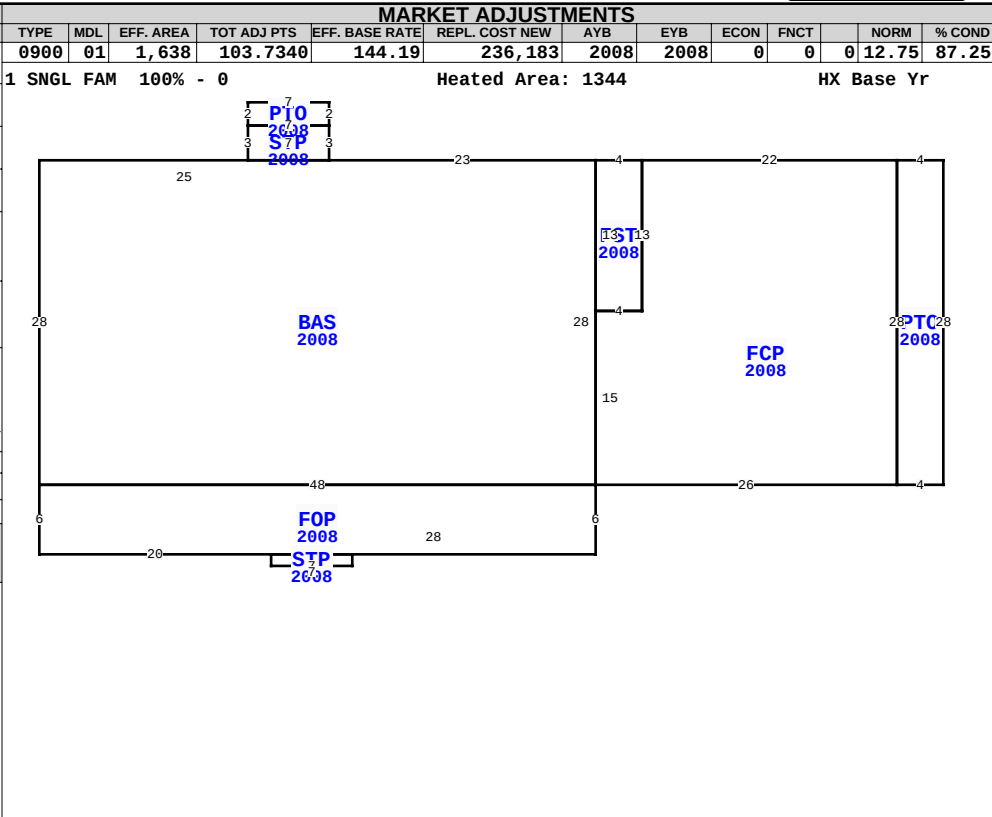
TOTALS	2,514			1,638	206,070
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EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0300	BOAT DCK W	0	100	24	12	288.00	SF	40.00	40.00	100	1993	1993	3	20	2,304	
3	0680	POLE SHED	0	100	60	30	1,800.00	SF	10.00	10.00	100	1993	1993	3	20	3,600	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0005	OR	0.00	0.00	6.44	AC		1.00	1.00	1.25	25,000.00	31,250.00	201,250

REVIEW DATE	01/01/2023	BY	CD
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45281 CIRCLE DR, CALLAHAN	BLD DATE 06/15/2007	KW	LGL DATE	05/07/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF																	
7,704																	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		206,070	
TOTAL MARKET OB/XF VALUE		7,704	
TOTAL LAND VALUE - MARKET		201,250	
TOTAL MARKET VALUE		415,024	
SOH/AGL Deduction		253,394	
ASSESSED VALUE		161,630	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		105,219	
TOTAL JUST VALUE		415,024	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,449	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20183	ELEC OTHER	3,000	10/01/2007
M13401	MECH OTHER	0	10/01/2007
P12700	OTHER	0	09/01/2007
C20362	CO ISSUED	0	08/01/2007
B20362	NEW CONSTR	155,760	08/01/2007
R10621	REPAIR/RRF	2,700	08/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0399/0535	9/01/1983	WD	Q	V		5,000	

GRANTOR:	
GRANTEE:	

BUILDING DIMENSIONS																	
PTO=[YR=2008] W4 FCP=[YR=2008] W22 FST=[YR=2008] W4 BAS=[YR=2008] W23 STP=[YR=2008] N3 PTO=[YR=2008] N2 W7 S2 E7 \$ W7 S3 E7\$ W25 S28 FOP=[YR=2008] S6 E20 STP=[YR=2008] S1 E7 N1 W7\$ E28 N6 W48\$ E48 N28\$ S13 E4 N13\$ S13 W4 S15 E26 N28\$ S28 E4 N28 \$.																	