PT OF LOT 49 SEC 47
IN OR 2837/1763
EAST CALLAHAN SUB PB 1/35

JCL LAND DEVELOPMENT LLC
451688 SR 200
CALLAHAN, FL 32011

**2026**

**28-2N-25-3060-0049-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 60 |
| Exterior Wall | 15 | CONC BLOCK 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

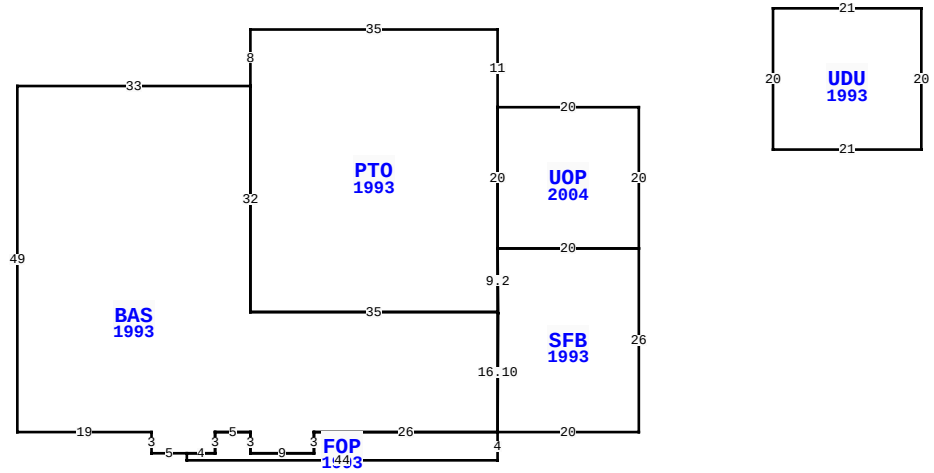
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,266 | 100 | 1993 | 2,266 | 92,914 |
| FOP | 137 | 30 | 1993 | 41 | 1,681 |
| PTO | 1,400 | 5 | 1993 | 70 | 2,870 |
| SFB | 519 | 80 | 1993 | 415 | 17,016 |
| UDU | 420 | 55 | 1993 | 231 | 9,472 |
| UOP | 400 | 20 | 2004 | 80 | 3,280 |
| TOTALS | 5,142 | | | 3,103 | 127,234 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,103 | 99.1116 | 104.07 | 322,929 | 1957 | 1957 | 0 | 0 | 20 | 40.60 | 39.40 |

1 SINGLE FAM 0% - 2026 Heated Area: 2681 HX Base Yr




FOR REMODELING
45121 STRATTON RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 127,234 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 104,800 |
| TOTAL MARKET VALUE | 232,034 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 232,034 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 232,034 |
| TOTAL JUST VALUE | 232,034 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 301,869 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B260002153 | KIT & BTH REMODEL | 4,500 | 03/02/2026 |
| 5619 | CHNGE SRVC | 400 | 01/10/1989 |
| 5361 | REPAIR/RRF | 5,600 | 12/08/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2837/1763 | 12/19/2025 | WD | Q | I | 01 | 238,000 |
| GRANTOR: ZOLLER BRUCE ARNOLD | | | | | | |
| GRANTEE: JCL LAND DEVELOPMEN | | | | | | |
| 2690/504 | 1/16/2024 | QC | U | I | 11 | 100 |
| GRANTOR: ZOLLER ARNOLD W | | | | | | |
| GRANTEE: ZOLLER BRUCE ARNOLD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-35,8] W33 S49 E19 S3 E5 E4 N3 E5 S3 E9 N3 E26 N17 W35 N32 $
PTO=[YR=1993;ORIG=0,0] W35 S8 S32 E35 N9 N20 N11 $
SFB=[YR=1993;ORIG=0,57] E20 N26 W20 D9.2R0.1 D16.10L0.1 $
UDU=[YR=1993;ORIG=39,17] E21 N20 W21 S20 $
FOP=[YR=1993;ORIG=-44,60] S1 E44 N4 W26 S3 W9 N3 W5 S3 W4 $
UOP=[YR=2004;ORIG=20,31] N20 W20 S20 E20 $
PTR=[ORIG=0,0] E15 W15 $
.

## 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 | 000100 | C | RES | 0 | | OR | 242.00 | 490.00 | 2.62 | AC | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 104,800 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.62 Total Land Value: 104,800 Market: 0 Agricultural: 0 Common: 104,800 PRINTED 07/09/2026 BY SYS