PT OF LOT 50
L/E OR 1710/1245
EAST CALLAHAN SUB PB 1/35

**ALDEN DEBORAH JONES**
45095 STRATTON ROAD
CALLAHAN, FL 32011

**2026**

**28-2N-25-3060-0050-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

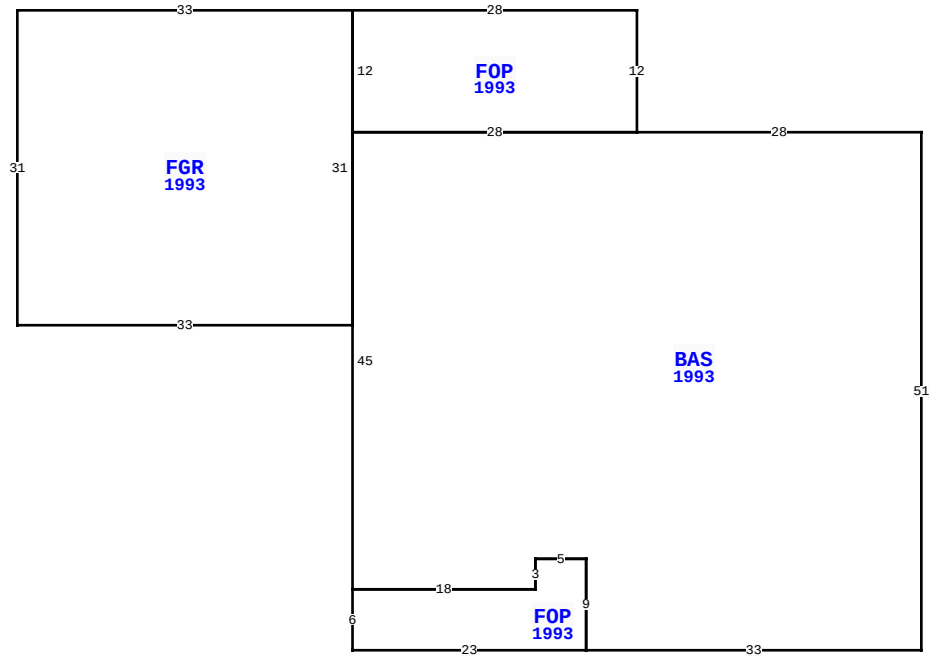
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 2,703 | 100 | 1993 | 2,703 | 210,109 |
| FGR | 1,023 | 55 | 1993 | 563 | 43,763 |
| FOP | 153 | 30 | 1993 | 46 | 3,576 |
| FOP | 336 | 30 | 1993 | 101 | 7,851 |
| TOTALS | 4,215 | | | 3,413 | 265,299 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,413 | 111.3200 | 116.89 | 398,946 | 1978 | 1978 | 0 | 0 | 0 | 33.50 | 66.50 |

1 SINGLE FAM 100% - 2024 Heated Area: 2703 HX Base Yr 2024




45095 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 | | 283,277 |
| TOTAL MARKET OB/XF VALUE | | 16,363 |
| TOTAL LAND VALUE - MARKET | | 51,000 |
| TOTAL MARKET VALUE | | 350,640 |
| SOH/AGL Deduction | | 126 |
| ASSESSED VALUE | | 350,514 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 294,103 |
| TOTAL JUST VALUE | | 350,640 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 352,001 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B007180 | CARPORT | 7,956 | 06/01/2000 |
| B9603202 | GARAGE | 10,880 | 08/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1710/1245 | 10/20/2010 | WD | U | I | 11 | 100 |
| GRANTOR: JONES ELLIOTT ELMER J | | | | | | |
| GRANTEE: ALDEN DEBORAH JONES | | | | | | |
| 0521/1052 | 7/07/1987 | WD | U | I | | 100 |
| GRANTOR: JONES STEVE | | | | | | |
| GRANTEE: JONES ELLIOTT JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W28 FOP=[YR=1993] N12 W28 FGR=[YR=1993] W33 S31 E33 N31 $ S12 E28 $ W28 S45 FOP=[YR=1993] S6 E23 N9 W5 S3 W18 $ E18 N3 E5 S9 E33 N51 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1978 | 1978 | 3 | 38 | 1,330 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1988 | 1988 | 3 | 60 | 2,100 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 9 | 17 | 153.00 | SF | 30.00 | 30.00 | 100 | 1985 | 1985 | 3 | 20 | 918 | |
| 6 | 0510 | GARAGE WD- | 0 | 100 | 16 | 18 | 288.00 | SF | 26.95 | 26.95 | 100 | 1987 | 1987 | 3 | 20 | 1,552 | |
| 7 | 0350 | CARPORT WD | 0 | 100 | 24 | 25 | 600.00 | SF | 13.00 | 13.00 | 100 | 1988 | 1988 | 3 | 20 | 1,560 | |
| 8 | 0510 | GARAGE WD- | 0 | 100 | 24 | 25 | 600.00 | SF | 35.00 | 35.00 | 100 | 1988 | 1988 | 3 | 20 | 4,200 | |
| 9 | 0681 | POLE SHED | 0 | 100 | 14 | 25 | 350.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 1,050 | |
| 10 | 0351 | CARPORT MT | 0 | 100 | 24 | 34 | 816.00 | SF | 10.00 | 10.00 | 100 | 1996 | 1996 | 3 | 20 | 1,632 | |
| 11 | 0351 | CARPORT MT | 0 | 100 | 14 | 34 | 476.00 | SF | 5.90 | 5.90 | 100 | 1996 | 1996 | 3 | 20 | 562 | |
| 12 | 0681 | POLE SHED | 0 | 100 | 34 | 11 | 374.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 26 | 1,459 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,363

| 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 | 210.00 | 210.00 | 1.02 | AC | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 51,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.02 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS

PT OF LOT 50
L/E OR 1710/1245
EAST CALLAHAN SUB PB 1/35

**ALDEN DEBORAH JONES**
45095 STRATTON ROAD
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**2026**

**28-2N-25-3060-0050-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

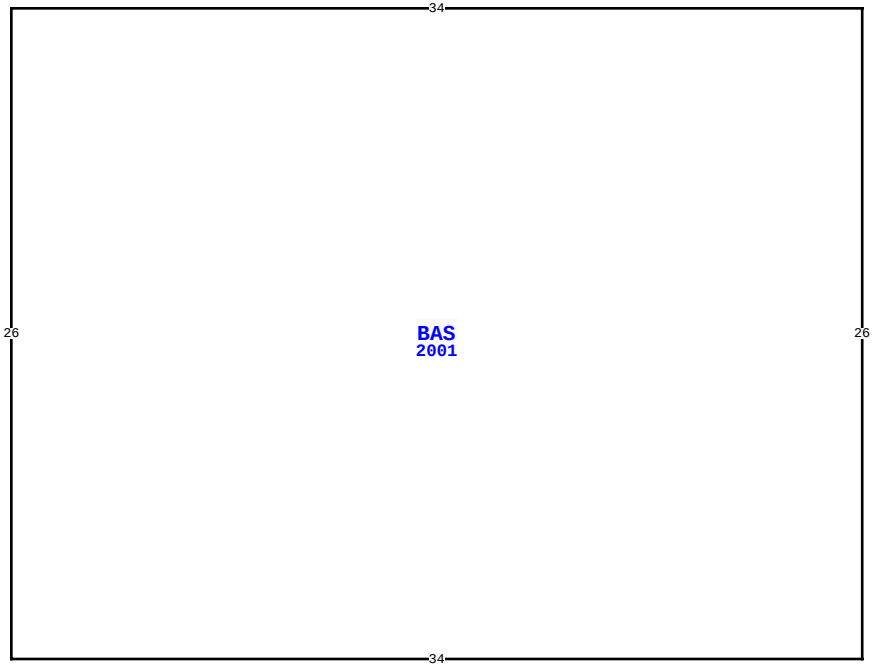
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 884 | 100 | 2001 | 884 | 17,978 |
| TOTALS | 884 | | | 884 | 17,978 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 884 | 91.4760 | 35.68 | 31,541 | 2000 | 2000 | 0 | 0 | 0 | 43.00 | 57.00 |

2 GARAGE RES 100% - 2024 Heated Area: 884 HX Base Yr 2024




45095 STRATTON RD, CALLAHAN

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

## VALUATION SUMMARY

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| TOTAL JUST VALUE | | 350,640 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 352,001 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1710/1245 | 10/20/2010 | WD | U | I | 11 | 100 |
| GRANTOR: JONES ELLIOTT ELMER J | | | | | | |
| GRANTEE: ALDEN DEBORAH JONES | | | | | | |
| 0521/1052 | 7/07/1987 | WD | U | I | | 100 |
| GRANTOR: JONES STEVE | | | | | | |
| GRANTEE: JONES ELLIOTT JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W34 S26 E34 N26$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.02 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS