PT OF LOT 50
IN OR 2213/318
EAST CALLAHAN SUB PB 1/35

WENTWORTH MARGUERITA L/E/
P O BOX 1341
CALLAHAN, FL 32011-1341

2026

28-2N-25-3060-0050-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
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

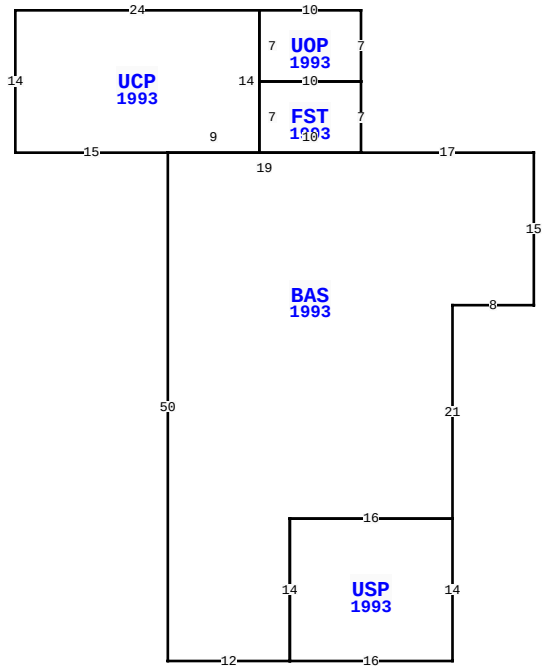
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	39,561
FST	70	55	1993	38	1,160
UCP	336	20	1993	67	2,045
UOP	70	20	1993	14	428
USP	224	30	1993	67	2,045
TOTALS	1,996			1,482	45,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,482	58.1400	61.05	90,476	1915	1915	0	0	0	50.00	50.00

1 SINGLE FAM 100% - 1995 Heated Area: 1296 HX Base Yr 1995



45105 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	02/27/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		45,238
TOTAL MARKET OB/XF VALUE		4,646
TOTAL LAND VALUE - MARKET		167,000
TOTAL MARKET VALUE		76,650
SOH/AGL Deduction		36,540
ASSESSED VALUE		40,110
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		10,110
TOTAL JUST VALUE		216,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012012	CO ISSUED	0	12/07/2018
18006091	MH MOVE-ON	0	08/01/2018
R980965	REPAIR/RRF	200	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2213/0318	7/18/2018	WD	U	I	11	100
GRANTOR: WENTWORTH MARGUERITA						
GRANTEE: WENTWORTH MARGUERIT						
0721/1533	1/11/1995	WD	U	I	07	100
GRANTOR: JONES ELLIOTT JR ETAL						
GRANTEE: LEWIS CAROL TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] S14 E15 BAS=[YR=1993] S50 E12 USP=[YR=1993] E16 N14 W16 S14 $ N14 E16 N21 E8 N15 W17 FST=[YR=1993] N7 UOP=[YR=1993] N7 W10 S7 E10 $ W10 S7 E10 $ W19 $ E9 N14 W24 $.

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
2	0201	BARN WD 10	0	100	35	60	2,100.00	SF	8.50	8.50	100	1986	1986	3	20	3,570	
3	0350	CARPORT WD	0	100	36	23	828.00	SF	6.50	6.50	100	1987	1987	3	20	1,076	

LAND DESCRIPTION

TOTAL OB/XF 4,646

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.68	AC		1.00	1.00	1.00	170.00	170.00	286							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.68	AC		1.00	1.00	1.00	25,000.00	25,000.00	142,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.68 Total Land Value: 26,766 Market: 142,000 Agricultural: 1,766 Common: 25,000 PRINTED 07/09/2026 BY SYS