

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

29-2N-25-0000-0010-0060

BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	25	MOD METAL 100								2501	06	4,205	88.00	32	79.86	335,811	1996	1996	0	40	32.00	40.00	VALUATION BY STANDARD											
Roof Structur	10	STEEL FRME 100								1 SERV SHOP 0% - 2026 Heated Area: 2910 HX Base Yr														Tax Group: 1 Tax Dist:										
Roof Cover	12	MODULAR MT 100																						BUILDING MARKET VALUE 134,324										
Interior Wall	07	NONE 100																						TOTAL MARKET OB/XF VALUE 17,922										
Interior Floo	03	CONC FINSH 100																						TOTAL LAND VALUE - MARKET 260,890										
Ceiling	04	NONE 100																						TOTAL MARKET VALUE 413,136										
Air Condition	01	NONE 100																						SOH/AGL Deduction 0										
Heating Type	01	NONE 100																						ASSESSED VALUE 413,136										
Plumbing		13 100																						TOTAL EXEMPTION VALUE 0										
Frame	05	STEEL 100																						BASE TAXABLE VALUE 413,136										
Story Height		12 100																						TOTAL JUST VALUE 413,136										
RMS		4 100																						NCON VALUE 0										
Stories	1.	1. 100																						INCOME VALUE 195242										
Class	00	. 100																						PREVIOUS YEAR MKT VALUE 173,422										
Units		0 100																																
Occupancy	00	NONE 100																																
Quality		03	Quality Level 03																															
DOR CODE		2500	REPAIR SERVICE																															
MAP NUM			MKT AREA 07																															
NEIGHBORHOOD/LOC		1290.100																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
AOF	600	185	1997	1,110	35,458																													
AOF	810	185	2004	1,498	47,852																													
BAS	1,500	100	1996	1,500	47,916																													
CAN	76	30	1996	23	735																													
CAN	120	30	1996	36	1,150																													
CAN	108	30	2004	32	1,022																													
PTO	60	5	1996	3	96																													
PTO	54	5	2013	3	96																													
TOTALS		3,328			4,205	134,324																												
EXTRA FEATURES						45073 PAGE ST, CALLAHAN																												
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																	
1	0812	CONCRETE C	0	0	0	0	3,780.00	SF	4.00	4.00	20	1996	1996	3	20	3,024																		
2	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	20	1996	1996	3	20	30																		
3	0430	CL FNC 6B	0	0	0	0	76.00	LF	9.70	9.70	20	2004	2004	3	20	147																		
4	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	20	2004	2004	3	20	180																		
5	0381	COOLER	0	0	10	18	180.00	SF	82.50	82.50	20	1990	1990	3	20	2,970																		
6	0382	CHILLER	0	0	22	18	396.00	SF	92.50	92.50	20	1985	1985	3	20	7,326																		
7	0819	CONC 12"	0	0	0	0	984.00	SF	9.50	9.50	20	1998	1998	3	20	1,870																		
8	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	20	1996	1996	3	20	80																		
9	0443	STK FNC 6'	0	0	0	0	15.00	LF	10.00	10.00	20	2006	2006	3	20	30																		
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	64	192																		
LAND DESCRIPTION						TOTAL OB/XF 15,849																												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	002500	C	SRVC SHOPS	0		CH	0.00	0.00	31,623.00	SF		1.00	1.00	1.00	8.25	8.25	260,890																	
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