BLK 13 LOTS 5,6,7,& 8
IN OR 2581/1007
(EX PT IN OR 955/1243,

CONNER ROBERT H II & BETTINA M
45280 STRATTON ROAD
CALLAHAN, FL 32011-0294

2026

29-2N-25-3120-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

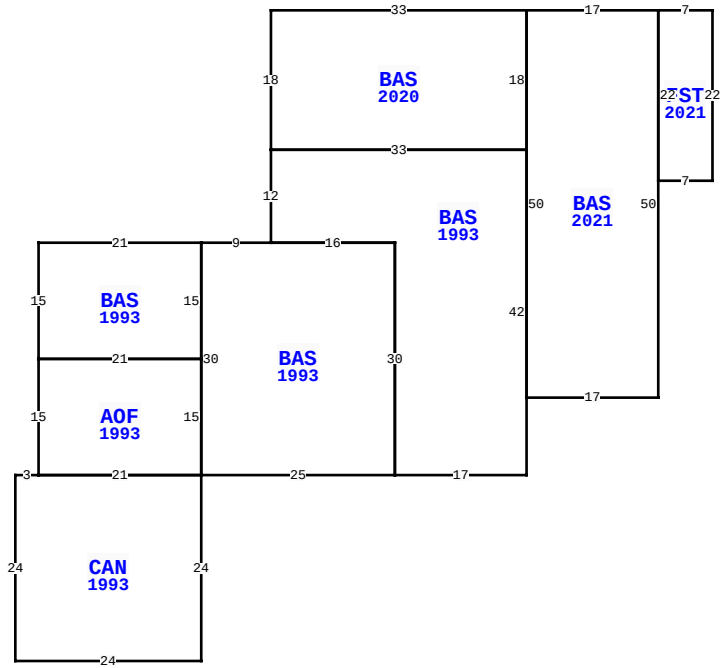
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	25	MOD METAL 40
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
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	315	100	1993	315	3,255
BAS	315	100	1993	315	3,255
BAS	750	100	1993	750	7,749
BAS	906	100	1993	906	9,361
BAS	594	100	2020	594	6,137
BAS	850	100	2021	850	8,782
CAN	576	30	1993	173	1,787
FST	154	50	2021	77	796
TOTALS	4,460			3,980	41,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2501	04	3,980	56.9215	51.66	205,607	1955	1975	0	0	35	50.00	20.00

1 SERV SHOP 0% - 2023 Heated Area: 3730 HX Base Yr



449645 US HWY 301, CALLAHAN

BLD DATE	05/18/2022	HS	LGL DATE	
XF DATE	05/18/2022	HS	LAND DATE	05/12/2026 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	41,121
TOTAL MARKET OB/XF VALUE	858
TOTAL LAND VALUE - MARKET	290,544
TOTAL MARKET VALUE	332,523
SOH/AGL Deduction	17,774
ASSESSED VALUE	314,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,749
TOTAL JUST VALUE	332,523
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4494	RENO		07/19/2023
4327	ADDITION	15,000	06/03/2020
2312	REPAIR/RRF	0	10/16/2000
2312	REPAIR/RRF	0	10/16/2000
2194	TANKS/BLRS	9,700	06/14/1999
2372	REPAIR/RRF	10	04/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/1007	8/01/2022	WD	U	I	11	100
GRANTOR: CONNER DOROTHY I TRUS						
GRANTEE: CONNER ROBERT H II						
0769/0152	8/15/1996	TD	U	I	11	100
GRANTOR: CONNER ROBERT H SR &						
GRANTEE: ROBERT H CONNER SR						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2021] W7 BAS=[YR=2021] W17 BAS=[YR=2020] W33 S18 BAS=[YR=1993] S12 BAS=[YR=1993] W9 BAS=[YR=1993] W21 S15 AOF=[YR=1993] S15 CAN=[YR=1993] W3 S24 E24 N24 W21$ E21 N15 W21$ E21 N15$ S30 E25 N30 W16$ E16 S30 E17 N42 W33$ E33 N18$ S50 E17 N50$ S22 E7 N22$.

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	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	1	1980	1980	3	1	25	
2	0424	CL FNC 6'	0	0	0	0	391.00	LF	20.00	20.00	1	1996	1996	3	1	78	
3	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	1	1994	1994	3	1	8	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	1	1996	1996	3	1	3	
5	0812	CONCRETE C	0	0	0	0	8,016.00	SF	3.00	3.00	1	1999	1999	3	1	240	
6	0351	CARPORT MT	0	0	20	24	480.00	SF	5.00	5.00	1	1994	1994	3	1	24	
7	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	1	1990	1990	3	1	16	
8	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	1	1990	1990	3	1	5	
9	0351	CARPORT MT	0	0	30	30	900.00	SF	10.00	10.00	1	2018	2018	3	1	90	
10	0940	SHEDS/PORT	0	0	25	20	500.00	SF	30.00	30.00	1	2021	2021	3	1	150	

TOTAL OB/XF 639

LAND DESCRIPTION

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	002500	C	SRVC SHOPS	0	0004	CH	0.00	0.00	40,075.00	SF		1.00	1.00	1.00	7.25	7.25	290,544							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.92 Total Land Value: 290,544 Market: 0 Agricultural: 0 Common: 290,544 PRINTED 07/09/2026 BY SYS

BLK 13 LOTS 5,6,7,& 8
IN OR 2581/1007
(EX PT IN OR 955/1243,

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45280 STRATTON ROAD
CALLAHAN, FL 32011-0294

2026

29-2N-25-3120-0046-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	05/18/2022	HS	LGL DATE
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 1

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2290	REPAIR/RRF	460	04/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CONNER DOROTHY I TRUS						
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0769/0152	8/15/1996	TD	U	I	11	100
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0803	ASPHALT C	0	0	0	0	8,690.00	SF	2.00	2.00	1	2021	2021	3	1	174	
12	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	1	2021	2021	3	1	23	
13	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	1	2021	2021	3	1	6	
14	1100	VAC SYSTEM	0	0	0	0	2.00	UT	800.00	800.00	1	2021	2021	3	1	16	

LAND DESCRIPTION

TOTAL OB/XF 219

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 01/01/2023 BY CD Total Acres: 0.92 Total Land Value: 290,544 Market: 0 Agricultural: 0 Common: 290,544 PRINTED 07/09/2026 BY SYS