

PT LOT 2 PAR 2-1
IN SEC 47-2N-25E
PT OR 1301/1910

BELDEN EMILY M
45256 STRATTON RD
CALLAHAN, FL 32011

2026

47-2N-25-720S-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,503	100	1999	3,503	289,774
BAS	169	100	2010	169	13,980
FGR	1,750	55	1999	962	79,578
FOP	304	30	1999	91	7,528
FSP	224	40	2003	90	7,445
UST	99	45	1999	45	3,722

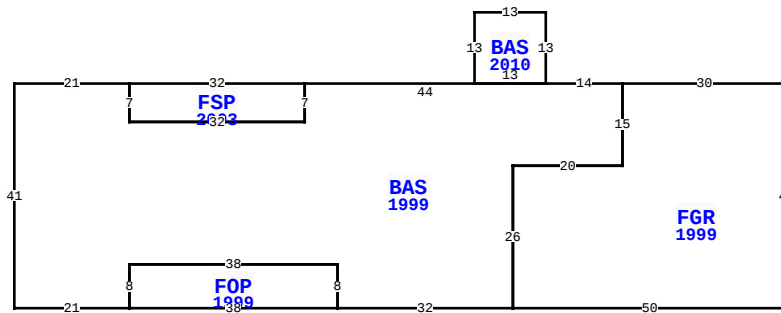
TOTALS	6,049			4,860	402,028
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
4	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	2.13

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,860	97.8680	102.76	499,414	1999	1999	0	0	0	19.50	80.50
1 SINGLE FAM 100% - 2006 Heated Area: 3672 HX Base Yr 2006												



11UST11
1999

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					402,028				
TOTAL MARKET OB/XF VALUE					45,300				
TOTAL LAND VALUE - MARKET					85,200				
TOTAL MARKET VALUE					532,528				
SOH/AGL Deduction					238,255				
ASSESSED VALUE					294,273				
TOTAL EXEMPTION VALUE					HX HB WX 56,411				
BASE TAXABLE VALUE					237,862				
TOTAL JUST VALUE					532,528				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					523,251				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006274	REPAIR/RRF	2,266	10/01/2017
M14844	MECH OTHER	200	09/01/2009
P13916	OTHER	0	09/01/2009
B22791	ADDITION	20,000	08/01/2009
B995853	NEW CONSTR	185,892	06/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1301/1910	3/15/2005	WD	Q	I		625,000	
GRANTOR: ANDERSON GARY M & MAR							
GRANTEE: BELDEN WILLIAM C &							
1189/0570	11/18/2003	WD	Q	I	06	200,000	
GRANTOR: CONNER ROBERT H II &							
GRANTEE: ANDERSON GARY M & M							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FGR=[YR=1999] W30 BAS=[YR=1999] W14 BAS=[YR=2010] N13 W13 S13 E13\$ W44 FSP=[YR=2003] W32 S7 E32 N7\$ S7 W32 N7 W21 S41 E21 FOP=[YR=1999] E38 N8 W38 S8\$ N8 E38 S8 E32 N26 E20 N15\$ S15 W20 S26 E50 N41\$ PTR= E15 UST=[YR=1999] E9 S11 W9 N11\$ W15 \$.									

45256 STRATTON RD, CALLAHAN	BLD DATE	LGL DATE	05/06/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
4	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	

TOTAL OB/XF									
45,300									

Total Acres: 2.13 Total Land Value: 85,200 Market: 0 Agricultural: 0 Common: 85,200

PRINTED 07/09/2026 BY SYS