

CONNER FAMILY TRUST/CONNER ROBERT HAMPTON II CO-TR
45280 STRATTON RD
CALLAHAN, FL 32011-6022

47-2N-25-720S-0002-0030

[illegible]

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LOT 2 (EX PT OR 1301/1910
OR 2734/1346, EAGLES LANDING #1 P
PT OF LOT 4 IN OR 1802/1616,

CONNER FAMILY TRUST/CONNER ROBERT HAMPTON II CO-TR
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2026

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BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		25	MOD METAL 100		
Roof Structur		10	STEEL FRME 100		
Roof Cover		12	MODULAR MT 100		
Interior Wall		07	NONE 100		
Interior Floo		03	CONC FINSH 100		
Air Condition		01	NONE 100		
Heating Type		01	NONE 100		
Bedrooms			0 100		
Bathrooms			0 100		
Frame		05	STEEL 100		
Stories		1.	1. 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		06	Quality Level 06		
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	810	100	2022	810	18,984
TOTALS	810			810	18,984

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	810	63.2500	24.67	19,983	2020	2020	0	0	5.00	95.00
5 GARAGE RES 100% - 2023 Heated Area: 810 HX Base Yr											
BAS 2022											
45280 STRATTON RD, CALLAHAN											
						BLD DATE				LGL DATE	05/06/2026 MLU
						XF DATE				LAND DATE	
						INC DATE				AG DATE	

NASSAU COUNTY PROPERTY										PAGE 5 of 6		6
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 6								Tax Dist:				
BUILDING MARKET VALUE								987,745				
TOTAL MARKET OB/XF VALUE								69,408				
TOTAL LAND VALUE - MARKET								170,800				
TOTAL MARKET VALUE								1,227,953				
SOH/AGL Deduction								185,135				
ASSESSED VALUE								1,042,818				
TOTAL EXEMPTION VALUE								13	925,715			
BASE TAXABLE VALUE								117,103				
TOTAL JUST VALUE								1,227,953				
NCON VALUE								17,681				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								1,167,019				

