PT OF NE1/4 OF SW1/4 OF
SEC 24-2N-24E IN OR 1880/43

BROWN BRIAN & TAMI D
54112 DORNBUSH RD
CALLAHAN, FL 32011

2023

24-2N-24-0000-0018-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

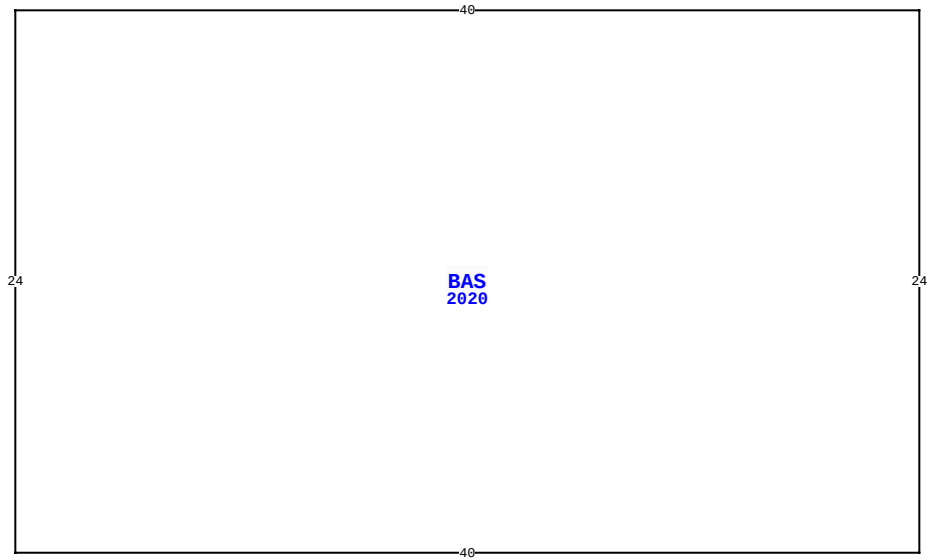
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	25,509
TOTALS	960		960	25,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	960	116.8000	75.92	72,883	1995	1995	0	0	0	65.00	35.00

1 MH 94NO RP – 0% - 0 Heated Area: 960 HX Base Yr



45003 BROWN'S FARM RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	49,641
TOTAL MARKET OB/XF VALUE	5,151
TOTAL LAND VALUE - MARKET	120,640
TOTAL MARKET VALUE	175,432
SOH/AGL Deduction	47,723
ASSESSED VALUE	127,709
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,709
TOTAL JUST VALUE	175,432
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5012	CO ISSUED	0	11/01/2007
MH5012	MH MOVE-ON	0	11/01/2007
P12834	OTHER	0	11/01/2007
MH003083	MH MOVE-ON	0	05/01/2000
MH992550	MH MOVE-ON	0	01/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2110/1868	3/24/2017	FJ	U	I	11	100
GRANTOR: CRANE ROSETTA MADISON						
GRANTEE: CRANE AGNES M, BETT						
1880/0043	9/18/2013	QC	U	I	11	100
GRANTOR: BROWN WALTER O						
GRANTEE: BROWN BRIAN & TAMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S24 E40 N24$.

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	0681	POLE SHED	0	0	36	28	1,008.00	SF	11.25	11.25	100	2000	2000	3	29	3,289	
6	0753	UEP	0	0	17	12	204.00	SF	17.60	17.60	100	2004	2004	3	40	1,436	
8	0751	UOP	0	0	12	6	72.00	SF	10.00	10.00	100	1999	1999	3	28	202	
13	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2007	2007	3	35	224	

LAND DESCRIPTION

TOTAL OB/XF 5,151

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	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	7.54	AC		1.00	1.00	1.00	16,000.00	16,000.00	120,640							

REVIEW DATE 05/21/2021 BY TWA Total Acres: 7.54 Total Land Value: 120,640 Market: 0 Agricultural: 0 Common: 120,640 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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Roof Cover	01	MINIMUM 100
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Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

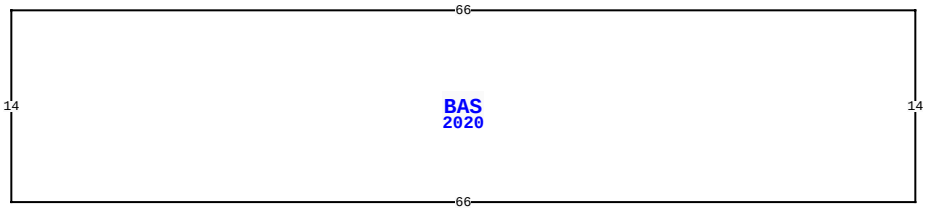
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	24,132
TOTALS	924		924	24,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	924	114.8000	74.62	68,949	1995	1995	0	0	0	65.00	35.00

2 MH 94NO RP – 0% - 0 Heated Area: 924 HX Base Yr



45003 BROWN'S FARM RD, CALLAHAN

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GRANTOR: BROWN WALTER O						
GRANTEE: BROWN BRIAN & TAMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W66 S14 E66 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/21/2021 BY TWA Total Acres: 7.54 Total Land Value: 120,640 Market: 0 Agricultural: 0 Common: 120,640 PRINTED 08/02/2023 BY SYS