

LOT 10
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

BEEDE MARGARET
45153 RED BRICK DR
CALLAHAN, FL 32011

2023

51-2N-25-4175-0010-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	30	VINYL 100	0320	01	1,347	115.4400	109.67	147,725	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 2023												Heated Area: 1185										
Roof Cover	03	COMP SHNGL 100													HX Base Yr										
Interior Wall	05	DRYWALL 100																							
Interior Floo	08	SHT VINYL 50																							
Interior Floo	14	CARPET 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
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 07																					
NEIGHBORHOOD/LOC			8034.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,185	100	1,185	129,959																					
FGR	229	55	126	13,818																					
FOP	48	30	14	1,535																					
FOP	72	30	22	2,413																					
TOTALS			1,534	1,347	147,725																				
EXTRA FEATURES					45153 RED BRICK DR, 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	0810	CONCRETE A	0 0	0 0	668.00	SF	6.50	6.50	100	2022	2022	3	100	4,342											
LAND DESCRIPTION																									
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	000310	C	TOWNHOUSE2	0		RMD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								
REVIEW DATE 02/23/2023 BY KW																Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000									

Diagram showing lot layout with dimensions and area calculations.

Basement (BAS) 2022: 1,185 sq ft

Floor 1 (FGR) 2022: 229 sq ft

Floor 2 (FOP) 2022: 48 sq ft

Floor 3 (FOP) 2022: 72 sq ft

Total Area: 1,534 sq ft

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/1739	1/03/2023	WD Q	I	02		234,000

GRANTOR: WJHFL LLC

GRANTEE: BEEDE MARGARET

2540/0773	2/17/2022	WD Q	V	05		720,000
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GRANTOR: CALLAHAN CROSSING LLC

GRANTEE: WJHFL LLC DBA WJH L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] N6 W8 S6 E8\$ W13 S55

FOP=[YR=2022] S4 E14 FGR=[YR=2022] S1 E11 N23 W3 S3 W8 S19\$

N8 W4 S4 W10\$ E10 N4 E4 N11 E8 N3 E3 N37\$.