

LOT 12
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

AZZARELLO DOROTHY ANNE
45169 RED BRICK DR
CALLAHAN, FL 32011

2023

51-2N-25-4175-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	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

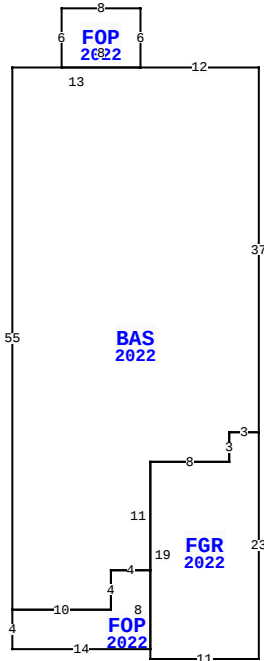
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	8034.00	

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											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	668.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000310	C	TOWNHOUSE2	0		RMD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,347	115.4400	109.67	147,725	2022	2022	0	0	0.00	100.00
1 TOWNHOUSE - 0% - 2023											
Heated Area: 1185											
HX Base Yr											



45169 RED BRICK DR, CALLAHAN											
TOTAL OB/XF 4,342											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		147,725	
TOTAL MARKET OB/XF VALUE		4,342	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		187,067	
SOH/AGL Deduction		0	
ASSESSED VALUE		187,067	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		187,067	
TOTAL JUST VALUE		187,067	
NCON VALUE		152,067	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		30,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4504	NEW CONSTR	57,221	01/20/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2615/0083	1/11/2023	WD	Q	I	01
GRANTOR: WJHFL LLC					
GRANTEE: AZZARELLO DOROTHY A					
2540/0773	2/17/2022	WD	Q	V	05
GRANTOR: CALLAHAN CROSSING LLC					
GRANTEE: WJHFL LLC DBA WJH L					

BUILDING NOTES											
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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\$.											