LOT 21
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

MOORE LENETA MARIE
45311 RED BRICK DRIVE
CALLAHAN, FL 32011

2023

51-2N-25-4175-0021-0000

BUILDING CHARACTERISTICS

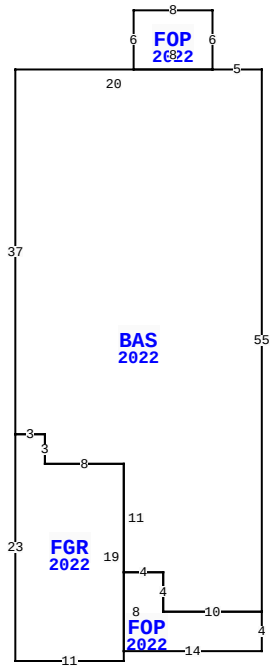
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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

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	0.00	100.00

1 TOWNHOUSE - 100% - 2023 Heated Area: 1185 HX Base Yr 2023



45311 RED BRICK DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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		3,474
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		186,199
SOH/AGL Deduction		0
ASSESSED VALUE		186,199
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		131,199
TOTAL JUST VALUE		186,199
NCON VALUE		151,199
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4450	NEW CONSTR	112,389	11/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/0575	11/29/2022	SW	Q	I	02	248,000
GRANTOR: WJHFL LLC D/B/A WJH L						
GRANTEE: MOORE LENETA MARIE						
2515/0320	11/16/2021	WD	Q	V	05	1,350,000
GRANTOR: CALLAHAN CROSSING LLC						
GRANTEE: WJHFL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W5 FOP=[YR=2022] N6 W8 S6 E8$ W20 S37
FGR=[YR=2022] S23 E11 N1 FOP=[YR=2022] E14 N4 W10 N4 W4 S8$
N19 W8 N3 W3$ E3 S3 E8 S11 E4 S4 E10 N55$.

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	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	2022	2022	3	100	3,474	

LAND DESCRIPTION

TOTAL OB/XF 3,474

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	000310	C	TOWNHOUSE2	100		RMD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/30/2022 BY KW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS