

LOT 28
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

ET-15 LP
1170 KANE CONCOURSE STE 400
BAY HARBOR ISLANDS, FL 33154

2023

51-2N-25-4175-0028-0000



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	PAGE 1 of 1										
Exterior Wall	30	VINYL 100	0320	01	1,709	108.0000	102.60	175,343	2022	2022	0	0	0.00	100.00	VALUATION SUMMARY										
Roof Structure	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 2023												Heated Area: 1521										
Roof Cover	03	COMP SHNGL 100													HX Base Yr										
Interior Wall	05	DRYWALL 100																							
Interior Floor	14	CARPET 60																							
Interior Floor	08	SHT VINYL 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 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	632	100	632	64,843																					
FGR	286	55	157	16,108																					
FOP	40	30	12	1,231																					
FOP	48	30	14	1,436																					
FUS	889	100	889	91,211																					
STR	48	10	5	513																					
TOTALS			1,943	1,709	175,343																				
EXTRA FEATURES			45380 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	0811	CONCRETE B	0 0	30 16	480.00	SF	5.20	5.20	100	2022	2022	3	100	2,496											
TOTAL OB/XF																2,496									
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 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																									