

LOT 35
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

TARR CAROL/TARR WILLIAM
45324 RED BRICK DR
CALLAHAN, FL 32011

2023

51-2N-25-4175-0035-0000



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	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

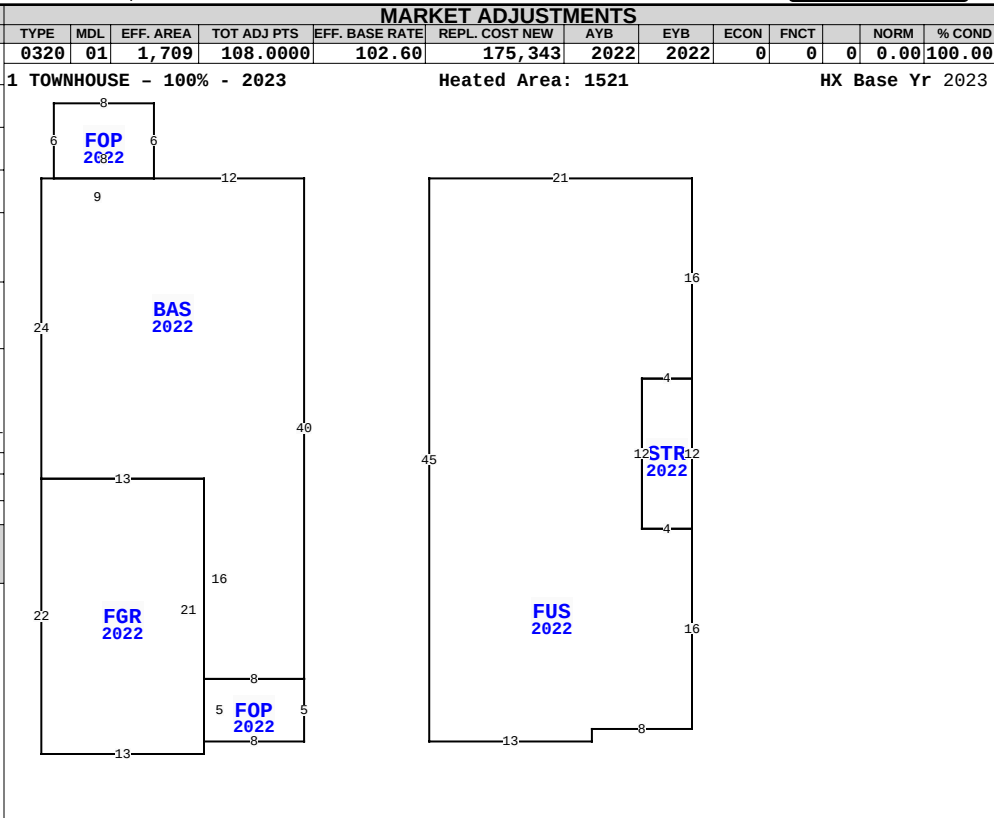
EXTRA FEATURES

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	0 100	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	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 02/24/2023 BY KW



45324 RED BRICK DR, CALLAHAN

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

TOTAL OB/XF 4,342

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	100		RMD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		175,343
TOTAL MARKET OB/XF VALUE		4,342
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		214,685
SOH/AGL Deduction		28,937
ASSESSED VALUE		185,748
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		130,748
TOTAL JUST VALUE		214,685
NCON VALUE		179,685
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4476	NEW CONSTR	112,456	11/15/2021

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/0451	12/30/2022	WD	Q	I	01	240,000

GRANTOR: WJHFL LLC

GRANTEE: TARR CAROL & WILLIA

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] W12 FOP=[YR=2022] N6 W8 S6 E8\$ W9 S24
FGR=[YR=2022] S22 E13 N1 FOP=[YR=2022] E8 N5 W8 S5\$ N21
W13\$ E13 S16 E8 N40\$ PTR= E10 FUS=[YR=2022] E21 S16
STR=[YR=2022] S12 W4 N12 E4\$ W4 S12 E4 S16 W8 S1 W13 N45\$ W10\$.

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