

LOT 38  
RE-PLAT OF CALLAHAN CROSSING  
OR 2562/281

BARRETT TAYLOR  
45300 RED BRICK DR  
CALLAHAN, FL 32011

2023

51-2N-25-4175-0038-0000



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									
																				<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 35,000 <b>TOTAL MARKET VALUE</b> 35,000 <b>SOH/AGL Deduction</b> 2,000 <b>ASSESSED VALUE</b> 33,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 33,000 <b>TOTAL JUST VALUE</b> 35,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 30,000											
DOR CODE		0000 VACANT																													
MAP NUM		MKT AREA 07																													
NEIGHBORHOOD/LOC		8034.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
<b>TOTALS</b> <b>EXTRA FEATURES</b> 45300 RED BRICK DR, CALLAHAN BLD DATE:      LGL DATE: XF DATE:      LAND DATE: INC DATE:      AG DATE:																															
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															
																	<b>BUILDING NOTES</b>														
																	<b>BUILDING DIMENSIONS</b>														
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RMD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000														
<b>REVIEW DATE</b> 02/24/2023 <b>BY</b> KW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 <b>PRINTED 08/02/2023 BY SYS</b>																															