PT OF NE1/4 OF SW1/4 OF
SEC 19-2N-25E IN OR 2522/49
(EX PT IN OR 1742/1509)

BROWN PERRY JAMES/JACKSON ESSIE MARIE
45122 ARLINE ROAD
CALLAHAN, FL 32011

2024

19-2N-25-0000-0036-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

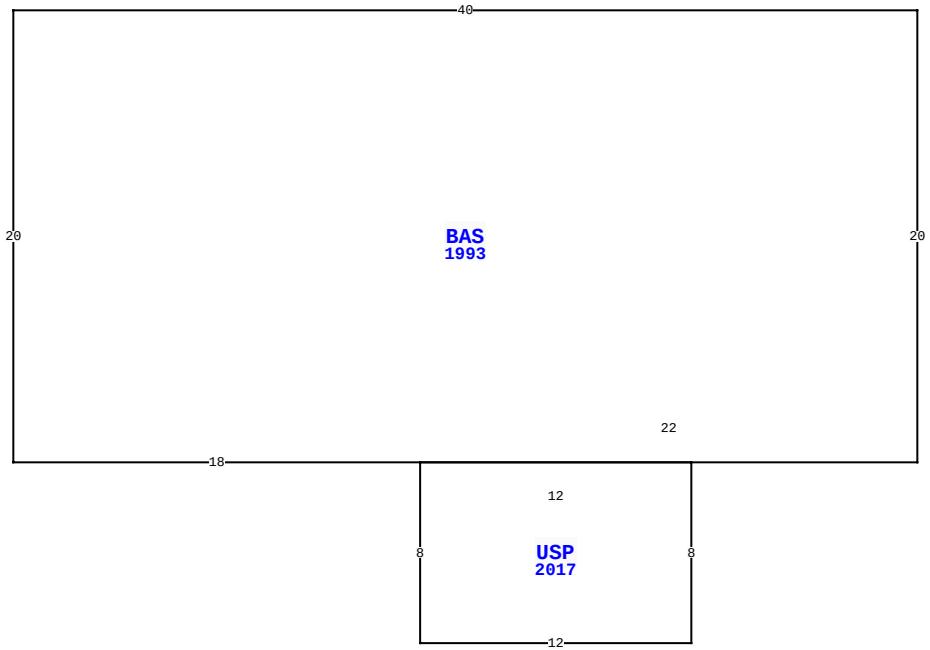
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	62,390
USP	96	30	29	2,261
TOTALS	896		829	64,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	829	102.3000	97.18	80,562	1973	1973	0	0	0	19.75	80.25

1 SINGLE FAM – 50% - 2012 Heated Area: 800 HX Base Yr 2012



45122 ARLINE RD, CALLAHAN

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		64,651
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		8,400
TOTAL MARKET VALUE		73,051
SOH/AGL Deduction		25,318
ASSESSED VALUE		47,733
TOTAL EXEMPTION VALUE	HA HAB	21,611
BASE TAXABLE VALUE		26,122
TOTAL JUST VALUE		73,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991516	REPAIR/RRF	5,300	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/0049	11/13/2021	QC	U	I	11	100
GRANTOR: BROWN SAMMIE JR & CHU						
GRANTEE: BROWN PERRY J & ESS						
1742/1518	6/02/2011	FJ	U	I	11	0
GRANTOR: BROWN HAZEL LEE EST						
GRANTEE: JACKSON ESSIE MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20 E18 USP=[YR=2017] S8 E12 N8W12$ E22 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	50	0006	OR	0.00	0.00	0.24	AC		1.00	1.00	1.00	35,000.00	35,000.00	8,400							

REVIEW DATE 03/01/2024 BY KWX Total Acres: 0.24 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 08/06/2024 BY SYS