PT NE1/4 OF SW1/4 OF
SEC 24-2N-24E IN OR 2659/45

JENNINGS JENNIFER J
45195 BROWNS FARM RD
CALLAHAN, FL 32011

2024

24-2N-24-0000-0018-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	01	NONE 0
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	04	Quality Level 04

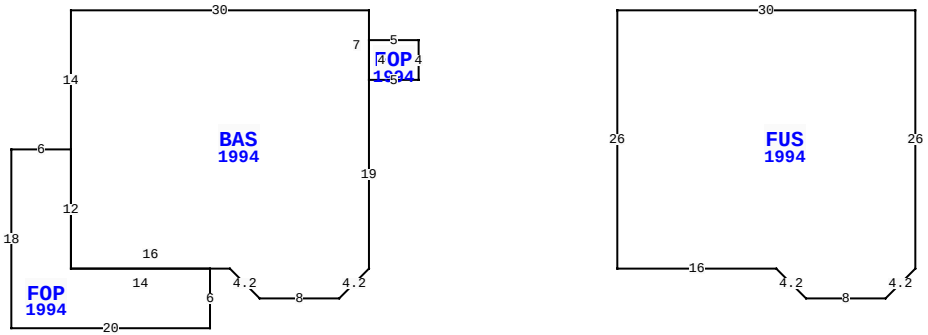
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	813	100	813	117,262
FOP	20	30	6	865
FOP	192	30	58	8,366
FUS	813	100	813	117,262
TOTALS	1,838		1,690	243,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,690	116.5500	145.69	246,216	1994	2020	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 2024 Heated Area: 1626 HX Base Yr



45195 BROWNS FARM RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	243,754
TOTAL MARKET OB/XF VALUE	1,989
TOTAL LAND VALUE - MARKET	33,900
TOTAL MARKET VALUE	279,643
SOH/AGL Deduction	0
ASSESSED VALUE	279,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,643
TOTAL JUST VALUE	279,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/45	7/27/2023	SW	Q	I	01	384,900
GRANTOR: TEN POINT HOLDINGS LL						
GRANTEE: JENNINGS JENNIFER J						
2596/1682	10/13/2022	WD	Q	I	01	197,500
GRANTOR: JACKSONVILLEFASTCASHO						
GRANTEE: TEN POINT HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W30 S14 FOP=[YR=1994] W6 S18 E20 N6 W14 N12$ S12 E16 D3 R3 E8 U3 R3 N19 FOP=[YR=1994] E5 N4 W5 S4$N7$ PTR=E25 FUS=[YR=1994] E30 S26 L3 D3 W8 U3 L3 W16 N26$ W25$.

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	0810	CONCRETE A	0	0	0	0	450.00	SF	6.50	6.50	100	1994	1994	3	68	1,989	

TOTAL OB/XF 1,989

LAND DESCRIPTION

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	0	0007	OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,900							

REVIEW DATE 04/05/2023 BY WW Total Acres: 1.13 Total Land Value: 33,900 Market: 0 Agricultural: 0 Common: 33,900 PRINTED 08/06/2024 BY SYS