

PT LOT 15
IN OR 1985/837
MCARTHUR SUB PBK 3/16

BENNETT JOHN
45172 BROWN ST
CALLAHAN, FL 32011

2024

49-2N-25-4140-0015-0000



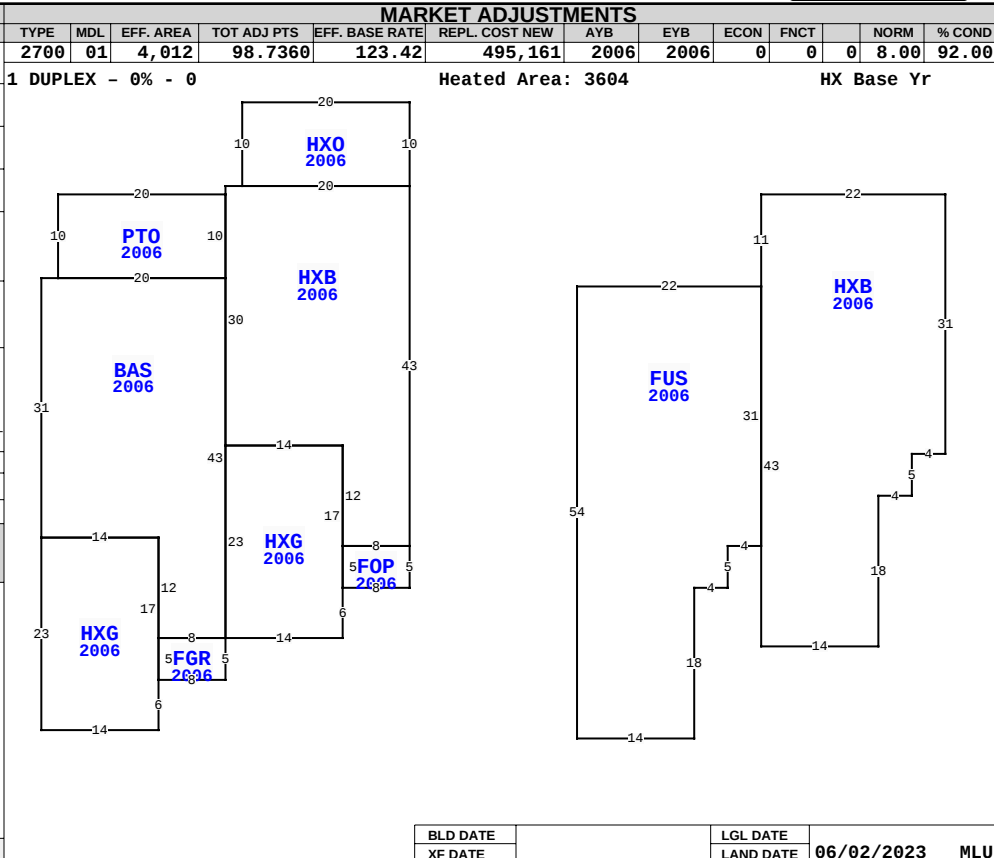
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0800 MULTI-FAMILY
MAP NUM	MKT AREA 07
NEIGHBORHOOD/LOC	7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	778	100	778	88,339
FGR	40	55	22	2,498
FOP	40	30	12	1,363
FUS	1,024	100	1,024	116,271
HXB	778	100	778	88,339
HXB	1,024	100	1,024	116,271
HXG	322	55	177	20,097
HXG	322	55	177	20,097
HXO	200	5	10	1,135
PTO	200	5	10	1,135
TOTALS	4,728		4,012	455,548

EXTRA FEATURES							
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	0	0	0	
2	0811	CONCRETE B	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000000	C	VAC RES	0	000
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45172 BROWN ST, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/02/2023 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE			455,548
TOTAL MARKET OB/XF VALUE			8,229
TOTAL LAND VALUE - MARKET			44,100
TOTAL MARKET VALUE			507,877
SOH/AGL Deduction			136,944
ASSESSED VALUE			370,933
TOTAL EXEMPTION VALUE	35		298,268
BASE TAXABLE VALUE			72,665
TOTAL JUST VALUE			507,877
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			476,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2839	NEW CONSTR	330,000	09/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1985/0837	6/11/2015	SW	U	I	12	145,000
GRANTOR: RREF SNV II-FL LLC						
GRANTEE: BENNETT JOHN & PAME						
1976/1843	4/27/2015	QC	U	I	11	100
GRANTOR: MURPHY RONALD JASON &						
GRANTEE: RREF SNV II-FL LLC						

BUILDING NOTES	
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BUILDING DIMENSIONS	
HXO=[YR=2006] W20 S10 HXB=[YR=2006] W2 S1 PTO=[YR=2006] W20 S10 BAS=[YR=2006] W2 S31 HXG=[YR=2006] S23 E14 N6 FGR=[YR=2006] E8 N5 W8 S5 \$ N17 W14 \$ E14 S12 E8 N43 W20 \$ E20 N10 \$ S30 HXG=[YR=2006] S23 E14 N6 FOP=[YR=2006] E8 N5 W8 S5 \$ N17 W14 \$ E14 S12 E8 N43 W20 \$ E20 N10 \$ PTR= E20 S22 FUS=[YR=2006] E22 HXB=[YR=2006] N11 E22 S31 W4 S5 W4 S18 W14 N43\$ S31 W4S5 W4 S18 W14 N54 \$ N22 W20 \$.	