PT OF LOT 15
IN OR 2392/535
MCARTHUR SUB PBK 3/16

JURADO ELAINE M
PO BOX 1134
CALLAHAN, FL 32011

2024

49-2N-25-4140-0015-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

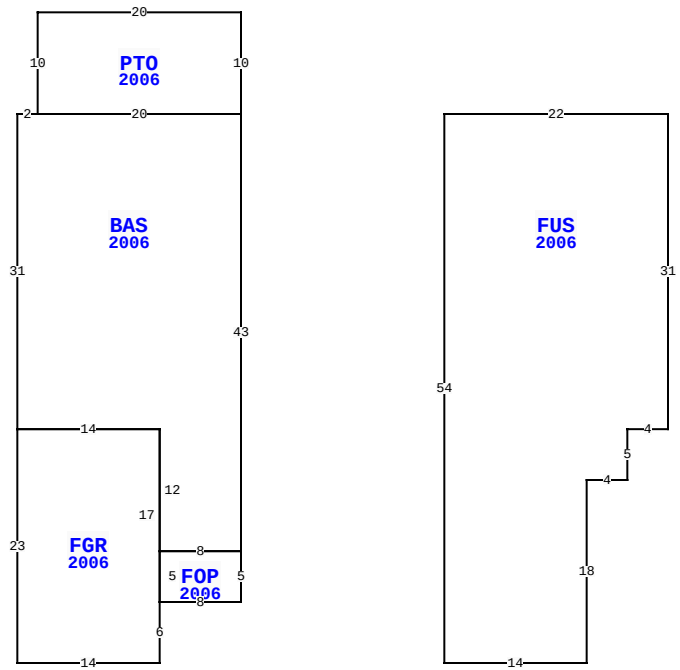
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE 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	68,620
FGR	322	55	177	15,611
FOP	40	30	12	1,058
FUS	1,024	100	1,024	90,317
PTO	200	5	10	882
TOTALS	2,364		2,001	176,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,001	100.9204	95.87	191,836	2006	2006	0	0	0	8.00	92.00

1 TOWNHOUSE - 100% - 2021 Heated Area: 1802 HX Base Yr 2021



45180 BROWN ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		176,489
TOTAL MARKET OB/XF VALUE		7,008
TOTAL LAND VALUE - MARKET		26,110
TOTAL MARKET VALUE		209,607
SOH/AGL Deduction		38,152
ASSESSED VALUE		171,455
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,455
TOTAL JUST VALUE		209,607
NCON VALUE		1,430
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2392/0535	9/11/2020	WD	Q	I	01	172,500
GRANTOR: DARBY MICHAEL & JACKI						
GRANTEE: JURADO ELAINE M						
1479/0795	2/20/2007	WD	U	V	07	100
GRANTOR: CALLAHAN TOWNHOMES LL						
GRANTEE: DARBY MICHAEL ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] W20 S10 BAS=[YR=2006] W2 S31 FGR=[YR=2006] S23 E14 N6 FOP=[YR=2006] E8 N5 W8 S5 $ N17 W14 $ E14 S12 E8 N43 W20 $ E20 N10 $ PTR=E20 S10 FUS=[YR=2006] E22 S31 W4 S5 W4 S18 W14 N54 $ N10 W20 $.

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	0811	CONCRETE B	0	100	0	0	1,233.00	SF	5.20	5.20	100	2006	2006	3	87	5,578	
2	0810	CONCRETE A	0	100	0	0	220.00	SF	6.50	6.50	100	2024	2020		100	1,430	

LAND DESCRIPTION

TOTAL OB/XF 7,008

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	000000	C	VAC RES	100	0006	RL	37.00	171.00	37.30	FF		1.00	1.00	1.00	700.00	700.00	26,110							

REVIEW DATE 04/02/2024 BY TWA Total Acres: 0.00 Total Land Value: 26,110 Market: 0 Agricultural: 0 Common: 26,110 PRINTED 08/06/2024 BY SYS