LOT 18
MCARTHUR SUB PB 3/16

AGRAIT VIRGINIA
45128 BROWN ST
CALLAHAN, FL 32011

2024

49-2N-25-4140-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

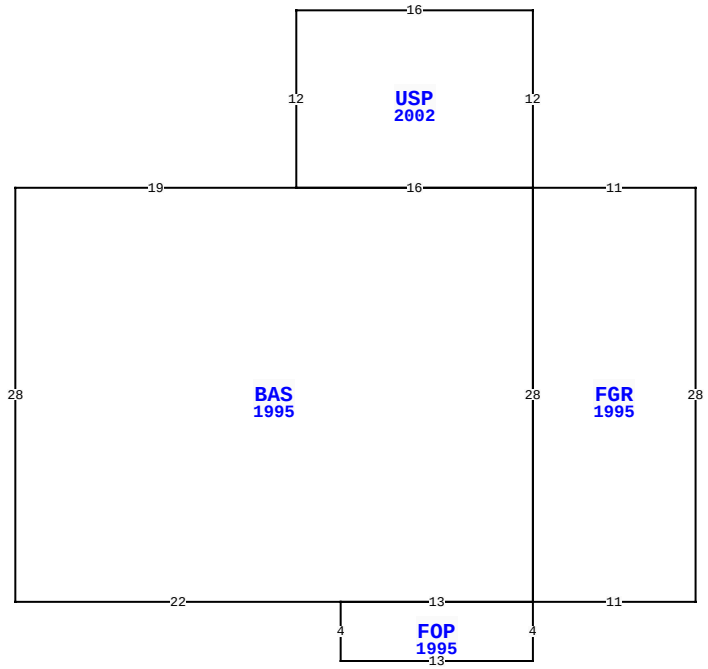
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	980	100	980	100,144
FGR	308	55	169	17,269
FOP	52	30	16	1,635
USP	192	30	58	5,927
TOTALS	1,532		1,223	124,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,223	127.2159	120.86	147,812	1995	2000	0	0	0	15.45	84.55

1 SINGLE FAM – 100% - 2020 Heated Area: 980 HX Base Yr 2020



45128 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		124,975
TOTAL MARKET OB/XF VALUE		2,184
TOTAL LAND VALUE - MARKET		58,520
TOTAL MARKET VALUE		185,679
SOH/AGL Deduction		91,926
ASSESSED VALUE		93,753
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		38,753
TOTAL JUST VALUE		185,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2376	XFOB	2,400	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2265/1420	4/01/2019	WD	Q	I	01	126,000
GRANTOR: BARASHES ELLAREE P						
GRANTEE: AGRAIT VIRGINIA						
2009/1732	10/16/2015	SW	Q	I	01	101,500
GRANTOR: FANNIE MAE						
GRANTEE: BARASHES ELLAREE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W11 USP=[YR=2002] N12 W16 S12 BAS=[YR=1995] W19 S28 E22 FOP=[YR=1995] S4 E13 N4 W13$ E13 N28 W16$ E16$S28 E11 N28$.

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	8	75	600.00	SF	5.20	5.20	100	1995	1995	3	70	2,184	

LAND DESCRIPTION

TOTAL OB/XF 2,184

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		RL	83.00	171.00	83.60	FF		1.00	1.00	1.00	700.00	700.00	58,520							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 58,520 Market: 0 Agricultural: 0 Common: 58,520 PRINTED 08/06/2024 BY SYS