PT OF LOTS 21 & 22
IN OR 1295/1261
MCARTHURS ADDITION PB 3/16

GALLER ROGER L
45064 BROWN STREET
CALLAHAN, FL 32011

2024

49-2N-25-4140-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

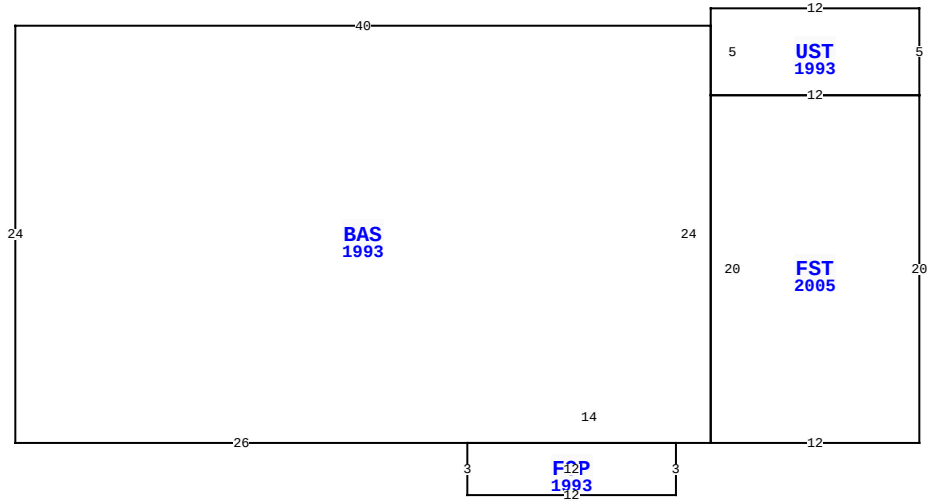
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 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	960	100	960	23,690
FOP	36	30	11	271
FST	240	55	132	3,257
UST	60	45	27	666
TOTALS	1,296		1,130	27,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,130	101.7070	96.62	109,181	1965	1979	0	0	50	24.46	25.54

1 SINGLE FAM – 100% - 0 Heated Area: 960 HX Base Yr



45064 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		27,885
TOTAL MARKET OB/XF VALUE		4,014
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		101,899
SOH/AGL Deduction		55,529
ASSESSED VALUE		46,370
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,370
TOTAL JUST VALUE		101,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/1261	2/16/2005	QC	U	I	01	100
GRANTOR: GALLER CHERYL LEA						
GRANTEE: GALLER ROGER LEE						
0671/0247	12/02/1992	WD	U	I	05	50,200
GRANTOR: SEC OF VET AFFAIRS						
GRANTEE: GALLER ROGER & C L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E26 FOP=[YR=1993] S3 E12 N3W12$ E14
FST=[YR=2005] E12 N20 UST=[YR=1993] N5 W12 S5E12$ W12S20$
N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0811	CONCRETE B	0	100	66	8	528.00	SF	5.20	5.20	100	1990	1990	3	59.5	1,634	

LAND DESCRIPTION

TOTAL OB/XF 4,014

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	100.00	171.00	100.00	FF		1.00	1.00	1.00	700.00	700.00	70,000							

REVIEW DATE 04/08/2024 BY TWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS