

LOT 2
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

HO TRANG/FEUSNER JAMIE
45089 RED BRICK DR
CALLAHAN, FL 32011

2024

51-2N-25-4175-0002-0000



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	08	SHT VINYL 40
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

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	8034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	632	100	632	64,843
FGR	286	55	157	16,108
FOP	40	30	12	1,231
FOP	48	30	14	1,436
FUS	889	100	889	91,211
STR	48	10	5	513

TOTALS	1,943		1,709	175,343
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	42	16			672.00	SF	5.20

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000310	C	TOWNHOUSE2	0		RM -	C 0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,709	108.0000	102.60	175,343	2023	2023	0	0	0.00	100.00
1 TOWNHOUSE - 0% - 2024											
Heated Area: 1521											
HX Base Yr											
21 16 4 12 4 16 8 13 8 13 16 45 12 40 16 21 8 5 8 13 22 24 89 6 6 12 4 16 8 13 8 13 22 24 89 6 6 12 4 16 8 13 8 13 22 24 89 6 6											

45089 RED BRICK DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		175,343	
TOTAL MARKET OB/XF VALUE		3,494	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		213,837	
SOH/AGL Deduction		0	
ASSESSED VALUE		213,837	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		213,837	
TOTAL JUST VALUE		213,837	
NCON VALUE		178,837	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		35,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4540	NEW CONSTR	0	10/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/1890	12/28/2023	WD	Q	I	01	236,000
GRANTOR: WJHFL LLC						
GRANTEE: HO TRANG						
2564/0623	5/16/2022	WD	U	I	11	100
GRANTOR: CALLAHAN CROSSING LLC						
GRANTEE: WJHFL LLC DBA WJH L						

BUILDING NOTES											
BUILDING DIMENSIONS											
FUS=[YR=2024;ORIG=0,0] W21 S16 E4 S12 W4 S16 E8 S1 E13 N45 \$											
BAS=[YR=2024;ORIG=10,0] E12 E9 S24 W13 S16 W8 N40 \$											
FGR=[YR=2024;ORIG=31,24] S22 W13 N1 N21 E13 \$											
FOP=[YR=2024;ORIG=22,0] N6 E8 S6 W8 \$											
STR=[YR=2024;ORIG=-21,16] S12 E4 N12 W4 \$											
FOP=[YR=2024;ORIG=18,45] W8 N5 E8 S5 \$											
PTR=[ORIG=10,0] W10 E10 \$											

TOTAL OB/XF											
3,494											