

LOT 12
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

AZZARELLO DOROTHY ANNE
45169 RED BRICK DR
CALLAHAN, FL 32011

2024

51-2N-25-4175-0012-0000



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	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,185	100	1,185	129,959
FGR	229	55	126	13,818
FOP	48	30	14	1,535
FOP	72	30	22	2,413
TOTALS	1,534		1,347	147,725

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,347	115.4400	109.67	147,725	2022	2022	0	0	0.00	100.00
1 TOWNHOUSE - 100% - 2024											
Heated Area: 1185											
HX Base Yr 2024											

FOP 2022

BAS 2022

FGR 2022

FOP 2022

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	147,725		
TOTAL MARKET OB/XF VALUE	4,342		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	187,067		
SOH/AGL Deduction	0		
ASSESSED VALUE	187,067		
TOTAL EXEMPTION VALUE	SX HX HB 100,000		
BASE TAXABLE VALUE	87,067		
TOTAL JUST VALUE	187,067		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	187,067		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4504	NEW CONSTR	57,221	01/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/0083	1/11/2023	WD	Q	I	01	235,000
GRANTOR: WJHFL LLC						
GRANTEE: AZZARELLO DOROTHY A						
2540/0773	2/17/2022	WD	Q	V	05	720,000
GRANTOR: CALLAHAN CROSSING LLC						
GRANTEE: WJHFL LLC DBA WJH L						

L N	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	0810	CONCRETE A	0 100	0 0	668.00	SF	6.50	6.50	100	2022	2022	3	100	4,342	

LAND DESCRIPTION										TOTAL OB/XF 4,342														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000310	C	TOWNHOUSE2	100		RM - C	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
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