

LOT 18
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

ZARATE DIANA YAZMIN RAMIREZ
45287 RED BRICK DR
CALLAHAN, FL 32011

2024

51-2N-25-4175-0018-0000



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

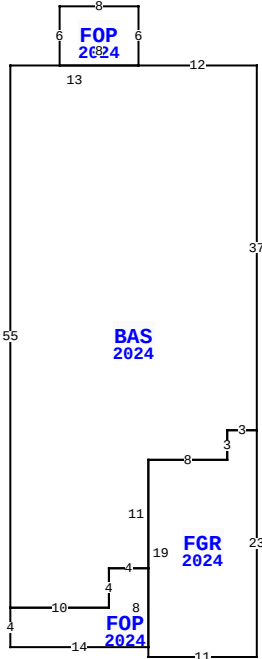
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	8034.00	

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

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	0	0	626.00	SF	6.50	6.50	100	2024	2023

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000310	C	TOWNHOUSE2	0		RM -	C 0.00	0.00	1.00	LT		1.00	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	1,347	115.4400	109.67	147,725	2023	2023	0	0	0	0.00	100.00	
1 TOWNHOUSE - 0% - 2024													
Heated Area: 1185													
HX Base Yr													



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		4,069	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		186,794	
SOH/AGL Deduction		0	
ASSESSED VALUE		186,794	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		186,794	
TOTAL JUST VALUE		186,794	
NCON VALUE		151,794	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		35,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4472	NEW CONSTR	131,386	11/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/447	5/17/2023	WD	Q	I	01	226,000
GRANTOR: WJHFL LLC						
GRANTEE: ZARATE DIANA YAZMIN						
2515/0320	11/16/2021	WD	Q	V	05	1,350,000
GRANTOR: CALLAHAN CROSSING LLC						
GRANTEE: WJHFL LLC						

BUILDING NOTES													
BAS=[YR=2024;ORIG=0,0] W12 W13 S55 E10 N4 E4 N11 E8 N3 E3 N37 \$													
FGR=[YR=2024;ORIG=-11,59] S1 E11 N23 W3 S3 W8 S19 \$													
FOP=[YR=2024;ORIG=-25,55] S4 E14 N8 W4 S4 W10 \$													
FOP=[YR=2024;ORIG=-12,0] N6 W8 S6 E8 \$													

TOTAL OB/XF													
4,069													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000310	C	TOWNHOUSE2	0		RM -	C 0.00	0.00	1.00	LT		1.00	1.00