LOT 22
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

METZ TYLER L
45319 RED BRICK DRIVE
CALLAHAN, FL 32011

**2024**

**51-2N-25-4175-0022-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

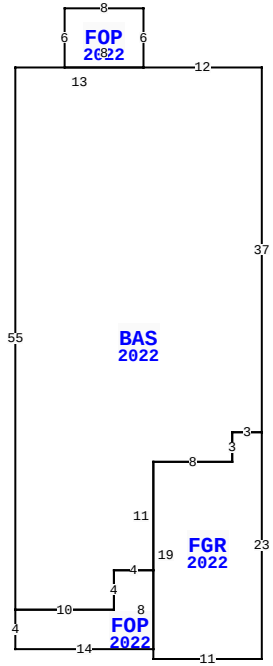
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| 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 |

### 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 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 TOWNHOUSE – 100% - 2024 Heated Area: 1185 HX Base Yr 2024




45319 RED BRICK DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 147,725 |
| TOTAL MARKET OB/XF VALUE | | 3,474 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 186,199 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 186,199 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 136,199 |
| TOTAL JUST VALUE | | 186,199 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 186,199 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4451 | NEW CONSTR | 112,389 | 11/15/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2632/707 | 4/19/2023 | WD | Q | I | 02 | 225,000 |
| GRANTOR: WJHFL LLC | | | | | | |
| GRANTEE: METZ TYLER L | | | | | | |
| 2515/0320 | 11/16/2021 | WD | Q | V | 05 | 1,350,000 |
| GRANTOR: CALLAHAN CROSSING LLC | | | | | | |
| GRANTEE: WJHFL LLC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] N6 W8 S6 E8$ W13 S55
FOP=[YR=2022] S4 E14 FGR=[YR=2022] S1 E11 N23 W3 S3 W8 S19$
N8 W4 S4 W10$ E10 N4 E4 N11 E8 N3 E3 N37$.

### 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 | 0 | 0 | 668.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,474 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,474

| 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 | 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 | | | | | | | |

REVIEW DATE 11/30/2022 BY KW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS