

NUNYA BUSINESS
45292 RED BRICK DRIVE
CALLAHAN, FL 32011

51-2N-25-4175-0039-0000

BUILDING CHARACTERISTICS

ELEMENTCD
Exterior Wall03 VINYL 100
Roof Structure03 GABLE/HIP 100
Roof Cover05 COMP SHNGL 100
Interior Wall03 DRYWALL 100
Interior Floor14 CARPET 60
Interior Floor08 SHT VINYL 40
Air Condition03 CENTRAL 100
Heating Type04 AIR DUCTED 100

Bedrooms
Bathrooms
Frame02 WOOD FRAME 100

StoriesUnits2. 2. 100
 0 100

Quality03 Quality Level 03
DOR CODE0100 SINGLE FAMILY
MAP NUMMKT AREA07
NEIGHBORHOOD/LOC8034.00

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

TOTALS1,9431,709175,343

MARKEADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0320011,709108.0000102.60175,34320232023000.00100.00

VALUATION SUMMARY

STANDARDTax Group: 1Tax Dist:
BUILDING MARKET VALUE175,343
TOTAL MARKET OB/XF VALUE4,212
TOTAL LAND VALUE - MARKET35,000
TOTAL MARKET VALUE214,555
SOH/AGL Deduction0
ASSESSED VALUE214,555
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE164,555
TOTAL JUST VALUE214,555
NCON VALUE179,555
INCOME VALUE
PREVIOUS YEAR MKT VALUE35,000

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I VRSN CD SALE PRICE
9999/99992/03/2023CNQI01240,000
GRANTOR: WJHFL LLC
GRANTEE: NUNYA BUSINESS
2515/032011/16/2021WDQV051,350,000
GRANTOR: CALLAHAN CROSSING LLC
GRANTEE: WJHFL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=10,0] E21 S16 W4 S12 E4 S16 W8 S1 W13 N45 \$
BAS=[YR=2024;ORIG=0,0] W12 W9 S24 E13 S16 E8 N40 \$
FGR=[YR=2024;ORIG=-21,24] S22 E13 N1 N21 W13 \$
FOP=[YR=2024;ORIG=-12,0] N6 W8 S6 E8 \$
STR=[YR=2024;ORIG=31,16] S12 W4 N12 E4 \$
FOP=[YR=2024;ORIG=-8,45] E8 N5 W8 S5 \$
PTR=[ORIG=0,0] E10 W10 \$
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LAND DESCRIPTION

LUSE CLSLAND USECAPRDLOC FRONT DEPTHTOT UNITUNITDPH% TOT UNITHADJ UNITLANDOTHER ANDNOTESYEAR DENSITYDECLFRZYR CONSRV
CODEDESCRIPTIONZONESIDEZONEFEETFEETUT LND UTSTYPE T FACTFACTCOND ADJPRICEPRICEVALUEAND NOTESTITLE

1000310C TOWNHOUSE2100RM - C0.000.001.00LT1.001.001.0035,000.0035,000.0035,000

REVIEW DATE02/24/2023BYKWTotal Acres: 0.00Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY PAGE 1 of 1