

LOT 59
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

BLEWETT IAN WRAY
45132 RED BRICK DRIVE
CALLAHAN, FL 32011

2024

51-2N-25-4175-0059-0000



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
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NEIGHBORHOOD/LOC	8034.00
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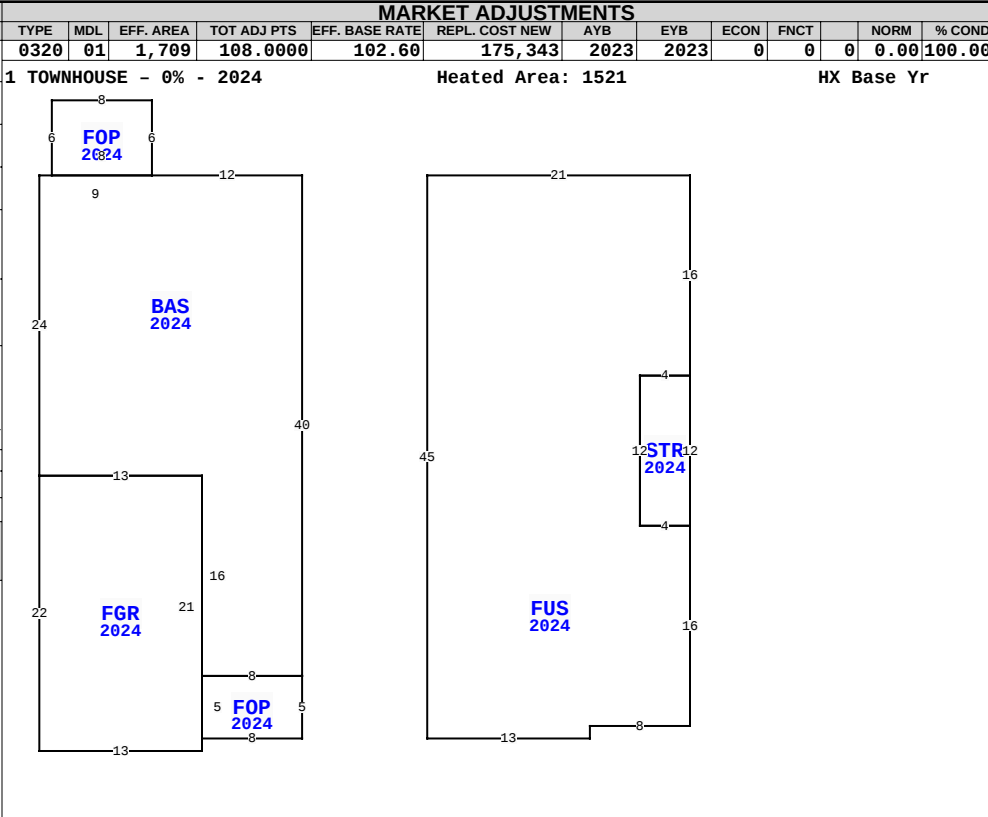
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	632	100	632	64,843
FGR	286	55	157	16,108
FOP	40	30	12	1,231
FOP	48	30	14	1,436
FUS	889	100	889	91,211
STR	48	10	5	513

TOTALS	1,943		1,709	175,343
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	BLD CAP	0 0	L W	42 16	UNITS	672.00	UT	SF	6.50	Adj R		ADJ UNIT PRICE	6.50	ORIG COND	100	YEAR ON	2024	YEAR ACTUAL	2023	Q		% COND	100	OB/XF MKT VALUE	4,368	NOTES
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000310	C



45132 RED BRICK DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			175,343
TOTAL MARKET OB/XF VALUE			4,368
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			214,711
SOH/AGL Deduction			0
ASSESSED VALUE			214,711
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			214,711
TOTAL JUST VALUE			214,711
NCON VALUE			179,711
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4551	NEW CONSTR	0	10/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2692/1781	1/31/2024	WD	Q	I	01	233,000
GRANTOR: WJHFL LLC						
GRANTEE: BLEWETT IAN WRAY						
2564/0623	5/16/2022	WD	U	I	11	100
GRANTOR: CALLAHAN CROSSING LLC						
GRANTEE: WJHFL LLC DBA WJH L						

BUILDING NOTES		
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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 \$		

LAND DESCRIPTION			TOTAL OB/XF 4,368														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000310	C	TOWNHOUSE2	0		RM -	C 0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000