LOT 27
IN OR 2269/373
BRANDIES 2ND ADD TO

MORGAN ROSIE L/E/
45047 CHRISTINE LANE
CALLAHAN, FL 32011

2024

51-2N-25-4190-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

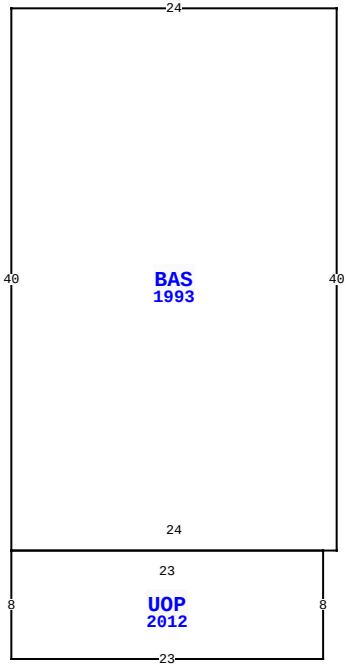
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 90
Interior Wall	04	PLYWOOD 10
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	27,379
UOP	184	20	37	1,055
TOTALS	1,144		997	28,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	997	60.0400	57.04	56,869	1950	1950	0	0	0	50.00	50.00

1 SINGLE FAM – 100% - 1990 Heated Area: 960 HX Base Yr 1990



45047 CHRISTINE LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		28,434
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		10,560
TOTAL MARKET VALUE		38,994
SOH/AGL Deduction		16,513
ASSESSED VALUE		22,481
TOTAL EXEMPTION VALUE	HX HB BX SL	22,481
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		38,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		37,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2269/0373	4/15/2019	LE	U	I	11	100
GRANTOR: MORGAN ROSIE						
GRANTEE: REED ALICE & MARIE						
0696/0592	1/13/1994	WD	U	I	10	15,000
GRANTOR: RICE BEN M						
GRANTEE: MORGAN FREDERICK &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S40 UOP=[YR=2012] S8 E23 N8 W23$ E24 N40$.

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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0005	OR	60.00	140.00	60.00	FF		1.00	1.00	0.88	200.00	176.00	10,560							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 10,560 Market: 0 Agricultural: 0 Common: 10,560 PRINTED 08/06/2024 BY SYS