

PT OF SEC 13-2N-24 & 18-2N-25
IN OR 1073/1507
ESMT PT OR 1861/825

BREWER DONALD E JR & CANDACE L
451040 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

13-2N-24-0000-0002-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

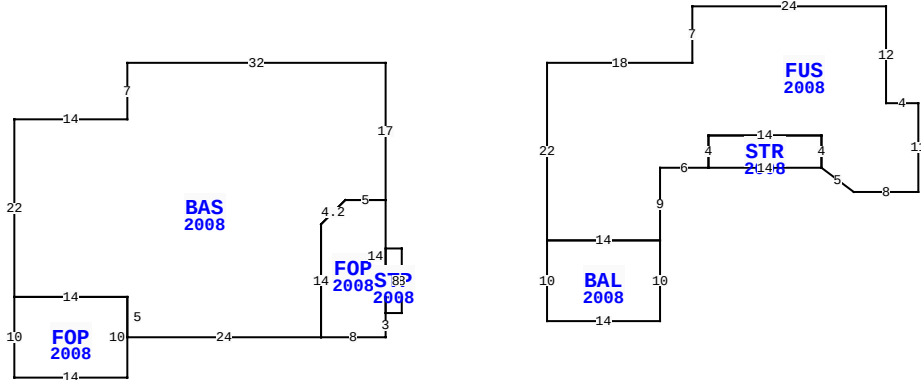
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	140	15	2008	21	2,519
BAS	1,265	100	2008	1,265	151,748
FOP	132	30	2008	40	4,799
FOP	140	30	2008	42	5,038
FUS	846	100	2008	846	101,485
STP	16	10	2008	2	240
STR	56	10	2008	6	719
TOTALS	2,595			2,222	266,549

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	429.00	SF	6.50	6.50	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0350	CARPORT WD	0	100	42	16	672.00	SF	13.00	13.00	
4	0812	CONCRETE C	0	100	0	0	1,400.00	SF	4.00	4.00	
5	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	13.50	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,222	98.7840	130.39	289,727	2008	2008	0	0	0	8.00	92.00	
1 SNGL FAM - 100% - 2003 Heated Area: 2111 HX Base Yr 2003													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		266,549	
TOTAL MARKET OB/XF VALUE		104,681	
TOTAL LAND VALUE - MARKET		104,625	
TOTAL MARKET VALUE		390,855	
SOH/AGL Deduction		199,112	
ASSESSED VALUE		191,743	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		141,021	
TOTAL JUST VALUE		390,855	
NCON VALUE		6,240	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,027	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014066		15,408	11/01/2023
P13349	OTHER	0	07/01/2008
R11068	REPAIR/RRF	6,504	03/01/2008
M13654	MECH OTHER	0	02/01/2008
C20440	CO ISSUED	185,000	01/01/2008
E20089	ELEC OTHER	3,500	10/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1073/1507	8/08/2002	WD	Q	V		45,000	
GRANTOR: BARNES ROBERT L &							
GRANTEE: BREWER DONALD JR &							
0785/1354	2/25/1997	WD	Q	V		20,000	
GRANTOR: CROSBY GARY O							
GRANTEE: BARNES ROBERT & LEW							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W32 S7 W14 S22 FOP=[YR=2008] S10 E14 N10 W14 \$ E14 S5 E24 FOP=[YR=2008] E8 N3 STP=[YR=2008] E2 N8 W2 S8 \$ N14 W5 L3 D3 S14 \$ N14 U3 R3 E5 N17\$ PTR= E20 FUS=[YR=2008] E18 N7 E24 S12 E4 S11 W8 U3 L4 STR=[YR=2008] W14 N4 E14 S4\$ N4 W14 S4 W6 S9 BAL=[YR=2008] S10 W14 N10 E14\$ W14 N22\$ W20\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	13.50	AC	