IN OR 667 PG 782
ESMT IN OR 667/779

BROWN SAMUEL & THERESA
PO BOX 1825
CALLAHAN, FL 32011-1825

2025

19-2N-25-0000-0138-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

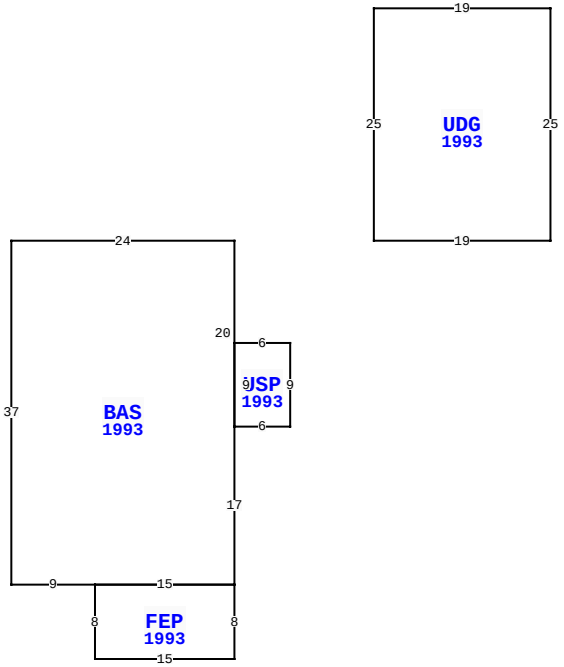
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	1993	888	60,749
FEP	120	80	1993	96	6,567
UDG	475	55	1993	261	17,855
USP	54	30	1993	16	1,095
TOTALS	1,537			1,261	86,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,261	95.6800	95.68	120,652	1960	1970	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 0 Heated Area: 888 HX Base Yr



45135 WHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		86,266
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		24,300
TOTAL MARKET VALUE		110,566
SOH/AGL Deduction		66,857
ASSESSED VALUE		43,709
TOTAL EXEMPTION VALUE	VX HX HB	30,000
BASE TAXABLE VALUE		13,709
TOTAL JUST VALUE		110,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002528	REPAIR/RRF	8,900	03/20/2020
B985460	REMODEL	5,905	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0667/0782	9/25/1992	WD	Q	I	01	16,000
GRANTOR: BROWN HAZEL & MARTHA						
GRANTEE: BROWN SAMUEL & T						
0667/0776	9/25/1992	QC	U	I	10	100
GRANTOR: BROWN CHUCK E SR						
GRANTEE: BROWN HAZEL & MARTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S37 E9 FEP=[YR=1993] S8 E15 N8W15$ E15 N17 USP=[YR=1993] E6 N9 W6S9$ N20$ PTR=E15 UDG=[YR=1993] E19 N25 W19 S25$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100	0006	RM	0.00	0.00	0.54	AC		1.00	1.00	1.00	45,000.00	45,000.00	24,300							

REVIEW DATE 08/12/2020 BY KB Total Acres: 0.54 Total Land Value: 24,300 Market: 0 Agricultural: 0 Common: 24,300 PRINTED 07/30/2025 BY SYS