E'LY 69 FT OF LOT 17
MCARTHUR SUB PB 3/16

BROWN BOBBY K & BARBARA K
45138 BROWN ST
CALLAHAN, FL 32011

2025

49-2N-25-4140-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

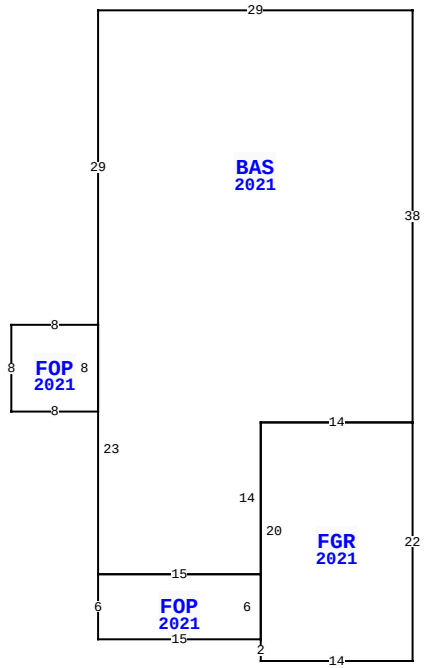
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100	2021	1,312	199,365
FGR	308	55	2021	169	25,681
FOP	64	30	2021	19	2,887
FOP	90	30	2021	27	4,103
TOTALS	1,774			1,527	232,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,527	116.2800	153.49	234,379	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 1312 HX Base Yr 2023



45138 BROWN ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		232,035
TOTAL MARKET OB/XF VALUE		4,396
TOTAL LAND VALUE - MARKET		48,300
TOTAL MARKET VALUE		284,731
SOH/AGL Deduction		19,987
ASSESSED VALUE		264,744
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		209,022
TOTAL JUST VALUE		284,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4193	NEW CONSTR	0	10/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/0170	8/20/2021	WD	Q	I	01	245,000
GRANTOR: MURPHY RONALD J & SHA						
GRANTEE: BROWN BOBBY K & BAR						
1943/1510	10/23/2014	SW	U	I	38	18,000
GRANTOR: RREF SNV II-FL LLC						
GRANTEE: MURPHY RONALD JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 S29 FOP=[YR=2021] W8 S8 E8 N8$ S23
FOP=[YR=2021] S6 E15 FGR=[YR=2021] S2 E14 N22 W14 S20$ N6
W15$ E15 N14 E14 N38$.

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
1	0811	CONCRETE B	0	100	0	0	854.00	SF	5.20	5.20	100	2021	2021	3	99	4,396	

LAND DESCRIPTION

TOTAL OB/XF 4,396

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		RL	69.00	171.00	69.00	FF		1.00	1.00	1.00	700.00	700.00	48,300							

REVIEW DATE 02/02/2021 BY KB Total Acres: 0.00 Total Land Value: 48,300 Market: 0 Agricultural: 0 Common: 48,300 PRINTED 07/30/2025 BY SYS