LOT 24 (EX S-1)
IN OR 1181/954
MCARTHUR SUB PB 3/16

**BROWN DAVID L**
45012 BROWN STREET
CALLAHAN, FL 32011

**2025**

**49-2N-25-4140-0024-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 04 | Quality Level 04 |

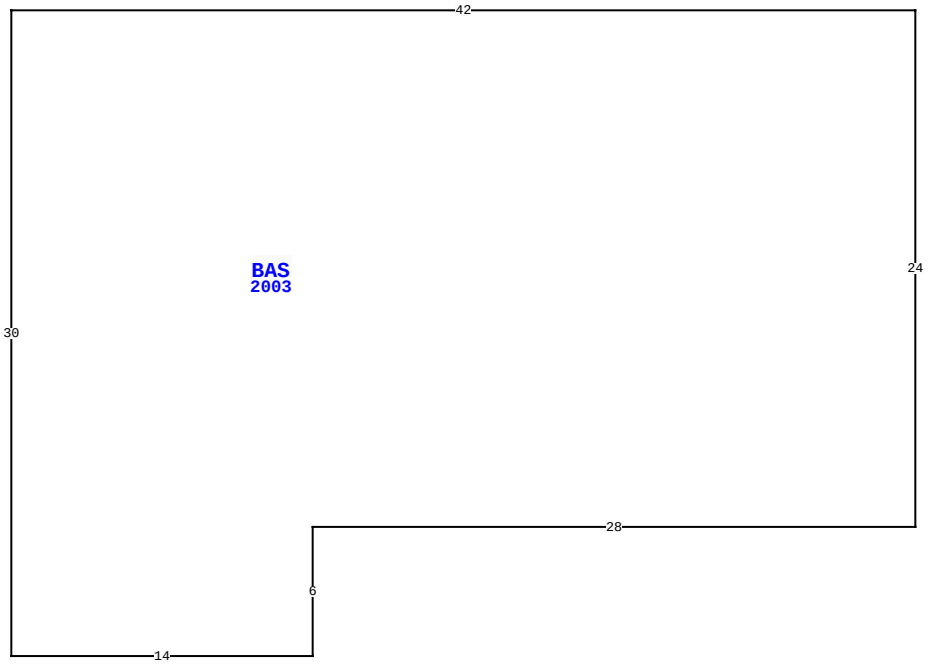
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,092 | 100 | 2003 | 1,092 | 124,788 |
| TOTALS | 1,092 | | | 1,092 | 124,788 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,092 | 123.5430 | 123.54 | 134,906 | 2003 | 2008 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SINGLE FAM – 100% - 2004 Heated Area: 1092 HX Base Yr 2004




45012 BROWN ST, CALLAHAN

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 124,788 |
| TOTAL MARKET OB/XF VALUE | | 2,963 |
| TOTAL LAND VALUE - MARKET | | 70,000 |
| TOTAL MARKET VALUE | | 197,751 |
| SOH/AGL Deduction | | 112,608 |
| ASSESSED VALUE | | 85,143 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 34,421 |
| TOTAL JUST VALUE | | 197,751 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 192,196 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19006219 | REPAIR/RRF | 6,250 | 07/01/2019 |
| E2587 | NEW CONSTR | 0 | 12/05/2002 |
| B2587 | NEW CONSTR | 65,000 | 08/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1181/0954 | 10/17/2003 | TD | Q | I | | 95,900 |
| GRANTOR: REAVES JOHN JR TRUSTE | | | | | | |
| GRANTEE: BROWN DAVID L | | | | | | |
| 1152/1152 | 7/10/2003 | WD | Q | V | 01 | 66,000 |
| GRANTOR: REAVES JOHN JR | | | | | | |
| GRANTEE: REAVES JOHN J JR TR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W42 S30 E14 N6 E28 N24 $ .

## 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 | 695.00 | SF | 5.20 | 5.20 | 100 | 2003 | 2003 | 3 | 82 | 2,963 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,963

| 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 | 100.00 | 86.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 700.00 | 700.00 | 70,000 | | | | | | | |

REVIEW DATE 10/17/2019 BY KB Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS