LOT 21
J P PAGE SUB PB 3/20

BROWN JEAN DUPREE
55058 THOMAS RD
CALLAHAN, FL 32011

2025

51-2N-25-4170-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
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	01	Quality Level 01

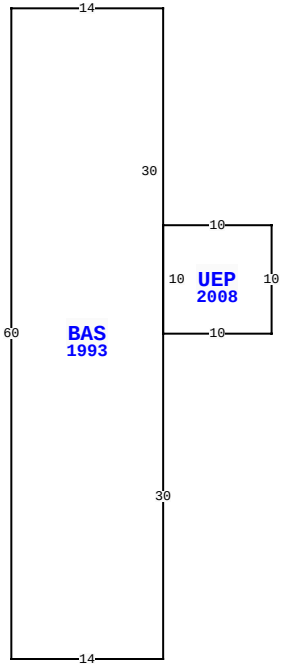
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	27,594
UEP	100	60	2008	60	1,971
TOTALS	940			900	29,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	900	65.7000	65.70	59,130	1960	1960	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 2023 Heated Area: 840 HX Base Yr



45076 JAMES ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	29,565
TOTAL MARKET OB/XF VALUE	1,157
TOTAL LAND VALUE - MARKET	11,000
TOTAL MARKET VALUE	41,722
SOH/AGL Deduction	0
ASSESSED VALUE	41,722
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,722
TOTAL JUST VALUE	41,722
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/0018	1/28/2022	FJ	U	I	11	100
GRANTOR: DUPREE BERTHA MAE EST						
GRANTEE: BROWN JEAN DUPREE						
1568/0353	5/27/2008	QC	Q	I	06	100
GRANTOR: BROWN ALMA JEAN						
GRANTEE: DUPREE BERTHA MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S60 E14 N30 UEP=[YR=2008] E10 N10 W10 S10$ N30$.

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	0940	SHEDS/PORT	0	0	8	12	96.00	SF	18.30	18.30	100	1992	1992	3	20	351	
2	0810	CONCRETE A	0	0	20	10	200.00	SF	6.50	6.50	100	1992	1992	3	62	806	

LAND DESCRIPTION

TOTAL OB/XF 1,157

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	0		RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 12/05/2019 BY KBA Total Acres: 0.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 07/30/2025 BY SYS