

LOT 14
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

REEVES JUDITH ELAINE
45185 RED BRICK DRIVE
CALLAHAN, FL 32011

2025

51-2N-25-4175-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
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	8034.00	

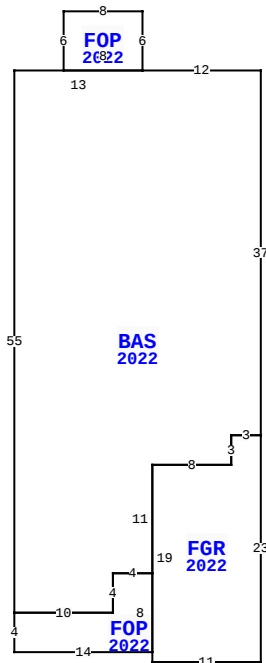
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	2022	1,185	136,112
FGR	229	55	2022	126	14,472
FOP	48	30	2022	14	1,608
FOP	72	30	2022	22	2,527
TOTALS	1,534			1,347	154,721

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	668.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000310	C	TOWNHOUSE	100		RM - C	0.00	0.00	1.00

REVIEW DATE 02/23/2023 BY KW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0320	01	1,347	115.4400	115.44	155,498	2022	2022	0	0	0.50	99.50	
1 TOWNHOUSE - 100% - 2024												
Heated Area: 1185												
HX Base Yr 2024												



45185 RED BRICK DR, CALLAHAN									
TOTAL OB/XF 4,299									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000310	C	TOWNHOUSE	100		RM - C	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY				PAGE 1 of 1	
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE			154,721		
TOTAL MARKET OB/XF VALUE			4,299		
TOTAL LAND VALUE - MARKET			35,000		
TOTAL MARKET VALUE			194,020		
SOH/AGL Deduction			1,528		
ASSESSED VALUE			192,492		
TOTAL EXEMPTION VALUE		HX HB SX		100,722	
BASE TAXABLE VALUE			91,770		
TOTAL JUST VALUE			194,020		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			187,067		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000310	C	TOWNHOUSE	100		RM - C	0.00	0.00	1.00

Common: 35,000 PRINTED 07/30/2025 BY SYS