

LOT 16
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

KNIGHT WENDY
45201 RED BRICK DR
CALLAHAN, FL 32011

2025

51-2N-25-4175-0016-0000



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

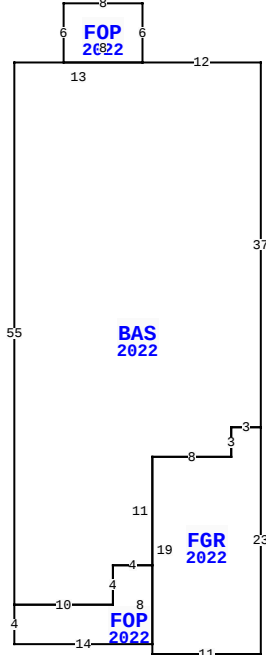
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	8034.00	

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
1	0810	CONCRETE A	0	100	0	0	668.00	SF	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

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	0.50	99.50
1 TOWNHOUSE - 100% - 2024												
Heated Area: 1185												
HX Base Yr 2024												



45201 RED BRICK DR, CALLAHAN												
TOTAL OB/XF 4,299												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			31,570
ASSESSED VALUE			162,450
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			111,728
TOTAL JUST VALUE			194,020
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			187,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4508	NEW CONSTR	57,221	01/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2685/792	12/15/2023	WD	Q	I	01	241,000
GRANTOR: WJHFL LLC						
GRANTEE: KNIGHT WENDY						
2540/0773	2/17/2022	WD	Q	V	05	720,000
GRANTOR: CALLAHAN CROSSING LLC						
GRANTEE: WJHFL LLC DBA WJH L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W12 FOP=[YR=2022] N6 W8 S6 E8\$ W13 S55 FOP=[YR=2022] S4 E14 FGR=[YR=2022] S1 E11 N23 W3 S3 W8 S19\$ N8 W4 S4 W10\$ E10 N4 E4 N11 E8 N3 E3 N37\$.									