LOT 19
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

COWAN BRENDA & THOMAS
45295 RED BRICK DRIVE
CALLAHAN, FL 32011

2025

51-2N-25-4175-0019-0000

BUILDING CHARACTERISTICS

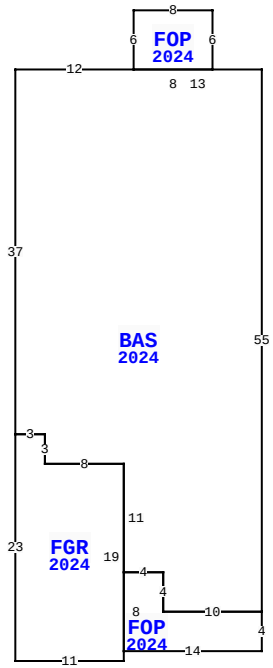
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2024	1,185	136,796
FGR	229	55	2024	126	14,545
FOP	48	30	2024	14	1,616
FOP	72	30	2024	22	2,540
TOTALS	1,534			1,347	155,498

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	2023	2023	0	0	0	0.00	100.00

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



45295 RED BRICK DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		155,498
TOTAL MARKET OB/XF VALUE		4,342
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		194,840
SOH/AGL Deduction		2,348
ASSESSED VALUE		192,492
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,770
TOTAL JUST VALUE		194,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4474			02/01/2023
4474	NEW CONSTR	131,386	11/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/1823	3/03/2023	WD	Q	I	02	225,000
GRANTOR: WJHFL LLC						
GRANTEE: COWAN BRENDA & THOM						
2515/0320	11/16/2021	WD	Q	V	05	1,350,000
GRANTOR: CALLAHAN CROSSING LLC						
GRANTEE: WJHFL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-25,0] E12 E13 S55 W10 N4 W4 N11 W8 N3 W3 N37 $
FGR=[YR=2024;ORIG=-14,59] S1 W11 N23 E3 S3 E8 S19 $
FOP=[YR=2024;ORIG=0,55] S4 W14 N8 E4 S4 E10 $
FOP=[YR=2024;ORIG=-13,0] N6 E8 S6 W8 $
.

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	0810	CONCRETE A	0	100	0	0	668.00	SF	6.50	6.50	100	2024	2023		100	4,342	

LAND DESCRIPTION

TOTAL OB/XF 4,342

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	000310	C	TOWNHOUSE	100		RM -	C 0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/24/2023 BY KW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS