

LOT 21
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

MOORE LENETA MARIE REVOCABLE TRUST/MOORE LENETA MA
45311 RED BRICK DRIVE
CALLAHAN, FL 32011

2025

51-2N-25-4175-0021-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
Exterior Wall	30	VINYL 100	0320	01	1,347	115.4400	115.44	155,498	2022	2022	0	0	0.50	99.50	VALUATION SUMMARY																							
Roof Structure	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2023												Heated Area: 1185												HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100													VALUATION BY												STANDARD											
Interior Wall	05	DRYWALL 100													Tax Group: 1												Tax Dist:											
Interior Floor	08	SHT VINYL 50													BUILDING MARKET VALUE												154,721											
Interior Floor	14	CARPET 50													TOTAL MARKET OB/XF VALUE												3,439											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												35,000											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												193,160											
Bedrooms	3	100													SOH/AGL Deduction												1,561											
Bathrooms	2	100													ASSESSED VALUE												191,599											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												HX HB WX 55,722											
Stories	1.	1. 100													BASE TAXABLE VALUE												135,877											
Units	0	100	TOTAL JUST VALUE												193,160																							
Occupancy	00	NONE 100	NCON VALUE												0																							
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												186,199																							
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						45311 RED BRICK DR, CALLAHAN																																
L N	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		668.00	SF	5.20		100	2022	2022	3	99	3,439																					
																		BUILDING NOTES																				
																		BUILDING DIMENSIONS																				
																		BAS=[YR=2022] W5 FOP=[YR=2022] N6 W8 S6 E8\$ W20 S37																				
																		FGR=[YR=2022] S23 E11 N1 FOP=[YR=2022] E14 N4 W10 N4 W4 S8\$																				
																		N19 W8 N3 W3\$ E3 S3 E8 S11 E4 S4 E10 N55\$.																				
LAND DESCRIPTION																		TOTAL OB/XF 3,439																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 11/30/2022 BY KW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS																																						