

LOT 24
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

ET-15 LP
1170 KANE CONCOURSE STE 400
BAY HARBOR ISLANDS, FL 33154

2025

51-2N-25-4175-0024-0000



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
1	0811	CONCRETE B

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000310	C

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 - 0% - 2023											
Heated Area: 1185											
HX Base Yr											

TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION
1	0811	CONCRETE B

TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION
1	0811	CONCRETE B

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		3,439	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		193,160	
SOH/AGL Deduction		0	
ASSESSED VALUE		193,160	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		193,160	
TOTAL JUST VALUE		193,160	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		186,199	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4453	NEW CONSTR	112,389	11/15/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2600/1728	10/26/2022	SW	Q	I	05
GRANTOR: WJHFL LLC					
GRANTEE: ET-15 LP					
2515/0320	11/16/2021	WD	Q	V	05
GRANTOR: CALLAHAN CROSSING LLC					
GRANTEE: WJHFL LLC					

BUILDING NOTES		
BAS=[YR=2022;ORIG=0,0] W12 W13 S55 E10 N4 E4 N11 E8 N3 E3 N37 \$		
FGR=[YR=2022;ORIG=-11,59] S1 E11 N23 W3 S3 W8 S19 \$		
FOP=[YR=2022;ORIG=-25,55] S4 E14 N8 W4 S4 W10 \$		
FOP=[YR=2022;ORIG=-12,0] N6 W8 S6 E8 \$		