LOT 26
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

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

2025

51-2N-25-4175-0026-0000

BUILDING CHARACTERISTICS

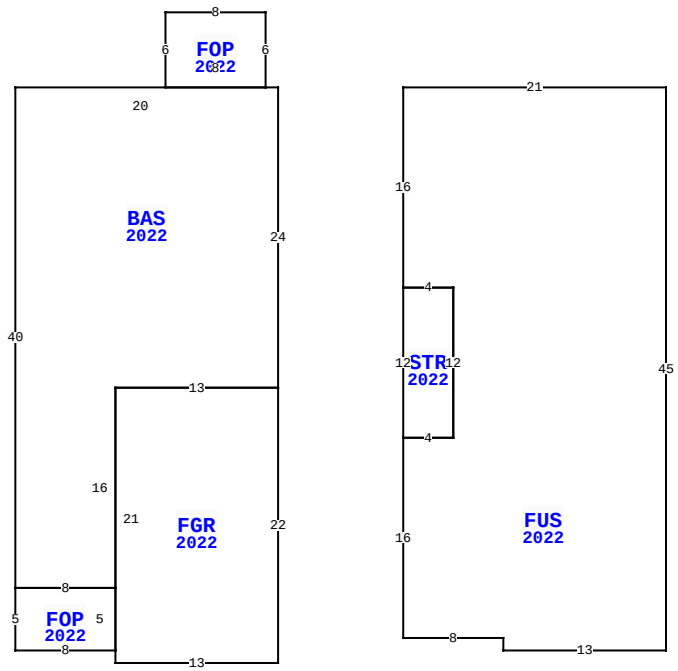
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	632	100	2022	632	67,915
FGR	286	55	2022	157	16,871
FOP	40	30	2022	12	1,290
FOP	48	30	2022	14	1,504
FUS	889	100	2022	889	95,532
STR	48	10	2022	5	537
TOTALS	1,943			1,709	183,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,709	108.0000	108.00	184,572	2022	2022	0	0	0	0.50	99.50

1 TOWNHOUSE - 0% - 2023 Heated Area: 1521 HX Base Yr



45351 RED BRICK DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	183,649
TOTAL MARKET OB/XF VALUE	3,439
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	222,088
SOH/AGL Deduction	0
ASSESSED VALUE	222,088
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,088
TOTAL JUST VALUE	222,088
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4440	NEW CONSTR	131,412	11/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/1728	10/26/2022	SW	Q	I	05	1,994,100
GRANTOR: WJHFL LLC						
GRANTEE: ET-15 LP						
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=2022] W1 FOP=[YR=2022] N6 W8 S6 E8$ W20 S40
FOP=[YR=2022] S5 E8 FGR=[YR=2022] S1 E13 N22 W13 S21$ N5
W8$ E8 N16 E13 N24$ PTR= E10 FUS=[YR=2022] E21 S45 W13 N1 W8
N16 STR=[YR=2022] N12 E4 S12 W4$ E4 N12 W4 N16$ W10$.

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	0811	CONCRETE B	0	0	0	0	668.00	SF	5.20	5.20	100	2022	2022	3	99	3,439	

LAND DESCRIPTION

TOTAL OB/XF 3,439

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	0		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