LOT 33
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

**MCLAREN DEBORAH**
44034 RED OAK CT
CALLAHAN, FL 32011

**2025**

**51-2N-25-4175-0033-0000**

## BUILDING CHARACTERISTICS

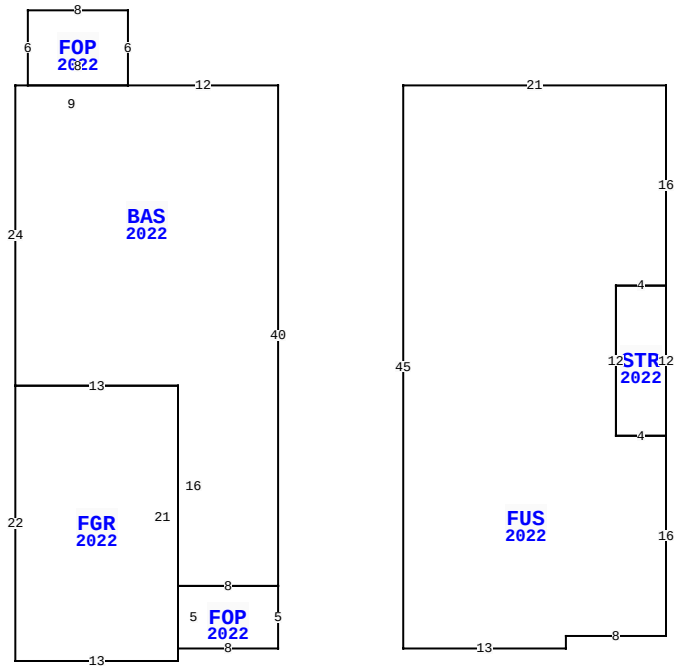
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| 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% - 2025 Heated Area: 1521 HX Base Yr




45340 RED BRICK DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 183,649 |
| TOTAL MARKET OB/XF VALUE | 4,299 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 222,948 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 222,948 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 222,948 |
| TOTAL JUST VALUE | 222,948 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 214,685 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4448 | NEW CONSTR | 131,412 | 11/15/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2643/1280 | 5/24/2023 | WD | Q | I | 01 | 250,000 |
| GRANTOR: WJHFL LLC | | | | | | |
| GRANTEE: MCLAREN DEBORAH | | | | | | |
| 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] W12 FOP=[YR=2022] N6 W8 S6 E8$ W9 S24
FGR=[YR=2022] S22 E13 N1 FOP=[YR=2022] E8 N5 W8 S5$ N21
W13$ E13 S16 E8 N40$ PTR= E10 FUS=[YR=2022] E21 S16
STR=[YR=2022] S12 W4 N12 E4$ W4 S12 E4 S16 W8 S1 W13 N45$
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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 668.00 | SF | 6.50 | 6.50 | 100 | 2022 | 2022 | 3 | 99 | 4,299 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,299

| 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 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