

LOT 43
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

DIGIORGI PAIGE/GAY JORDAN
45260 RED BRICK DR
CALLAHAN, FL 32011

2025

51-2N-25-4175-0043-0000



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	2023	2023	0	0	0	0.00	100.00	VALUATION SUMMARY																													
Roof Structure	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 2024										Heated Area: 1185				HX Base Yr																												
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										155,498																		
Interior Floor	14	CARPET 50															TOTAL MARKET OB/XF VALUE										5,018																		
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET										35,000																		
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE										195,516																		
Bedrooms		3 100															SOH/AGL Deduction										0																		
Bathrooms		2 100															ASSESSED VALUE										195,516																		
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE										0																		
Stories	1.	1. 100															BASE TAXABLE VALUE										195,516																		
Units		0 100															TOTAL JUST VALUE										195,516																		
Quality			03	Quality Level 03												NCON VALUE										0																			
DOR CODE			0100	SINGLE FAMILY												INCOME VALUE																													
MAP NUM				MKT AREA												07										PREVIOUS YEAR MKT VALUE										187,743									
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																																						
EXTRA FEATURES						45260 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	0810	CONCRETE A	0	0	0	0	772.00	SF	6.50	6.50	100	2024	2023		100	5,018																													
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