

LOT 51
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

THOMAS KRISTIAN L
45196 RED BRICK DR
CALLAHAN, FL 32011

2025

51-2N-25-4175-0051-0000



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	VALUATION SUMMARY																										
Exterior Wall	30	VINYL 100								0320	01	1,709	108.0000	108.00	184,572	2023	2023	0	0	0	0.00	100.00	VALUATION BY																										
Roof Structure	03	GABLE/HIP 100								1 TOWNHOUSE - 0% - 2024										Heated Area: 1521										HX Base Yr										STANDARD									
Roof Cover	03	COMP SHNGL 100																												Tax Group: 1										Tax Dist:									
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE										184,572									
Interior Floor	14	CARPET 60																												TOTAL MARKET OB/XF VALUE										4,069									
Interior Floor	08	SHT VINYL 40																												TOTAL LAND VALUE - MARKET										35,000									
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE										223,641									
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction										0									
Bedrooms		3 100																												ASSESSED VALUE										223,641									
Bathrooms		2.5 100																												TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE										223,641									
Stories	2.	2. 100																												TOTAL JUST VALUE										223,641									
Units		0 100																												NCON VALUE										0									
																														INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE										214,412									
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	2024	632	68,256																																												
FGR	286	55	2024	157	16,956																																												
FOP	40	30	2024	12	1,296																																												
FOP	48	30	2024	14	1,512																																												
FUS	889	100	2024	889	96,012																																												
STR	48	10	2024	5	540																																												
TOTALS	1,943			1,709	184,572																																												
EXTRA FEATURES					45196 RED BRICK DR, CALLAHAN										BLD DATE										LGL DATE																								
															XF DATE										LAND DATE																								
															INC DATE										AG DATE																								
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	626.00	SF	6.50		6.50	100	2024	2023	100	4,069																																	