LOT 5
BRANDIES ADD TO CALLAHAN 1
PB 2/23

CARTER GENE E & RENDI
615720 RIVER ROAD
CALLAHAN, FL 32011

2025

51-2N-25-4180-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

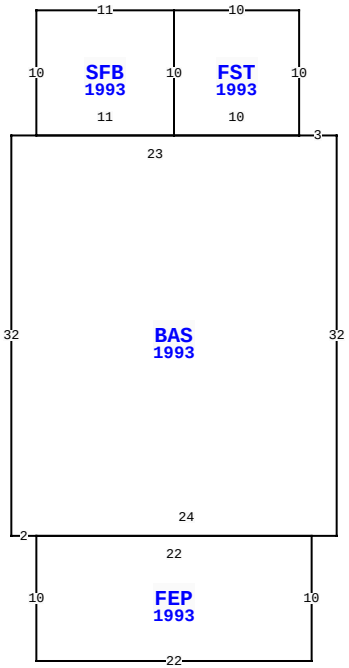
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	1993	832	56,508
FEP	220	80	1993	176	11,954
FST	100	55	1993	55	3,735
SFB	110	80	1993	88	5,977
TOTALS	1,262			1,151	78,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,151	94.6580	94.66	108,954	1940	1940	0	0	0	28.25	71.75

1 SINGLE FAM – 0% - 2023 Heated Area: 920 HX Base Yr



45057 RHODEN LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	78,174
TOTAL MARKET OB/XF VALUE	1,553
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	109,727
SOH/AGL Deduction	0
ASSESSED VALUE	109,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,727
TOTAL JUST VALUE	109,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/0493	5/02/2022	WD	Q	I	05	250,000
GRANTOR: BROCK EDWIN G & DIANA						
GRANTEE: CARTER GENE E & REN						
1309/0344	4/12/2005	WD	Q	V	01	100
GRANTOR: BROCK EDWIN & DIANA L						
GRANTEE: BROCK EDWIN G & DIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FST=[YR=1993] N10 W10 SFB=[YR=1993] W11 S10 E11 N10 $ S10 E10 $ W23 S32 E2 FEP=[YR=1993] S10 E22 N10 W22 $ E24 N32 $.

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	0681	POLE SHED	0	0	17	10	170.00	SF	15.00	15.00	100	1997	1997	3	24	612	
2	0810	CONCRETE A	0	0	21	2	42.00	SF	6.50	6.50	100	1997	1997	3	72	197	
3	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2008	2008	3	31	744	

LAND DESCRIPTION

TOTAL OB/XF 1,553

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	000100	C	RES	0	0005	CI	75.00	160.00	12,000.00	SF		1.00	1.00	0.50	5.00	2.50	30,000							

REVIEW DATE 05/25/2023 BY KW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 07/30/2025 BY SYS