LOT 5
OR 76/4 & OR 183/471
OR 640/523-529

BROWN RUTHIE MAE
PO BOX 398
CALLAHAN, FL 32011-0398

2025

51-2N-25-4240-0005-0000

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

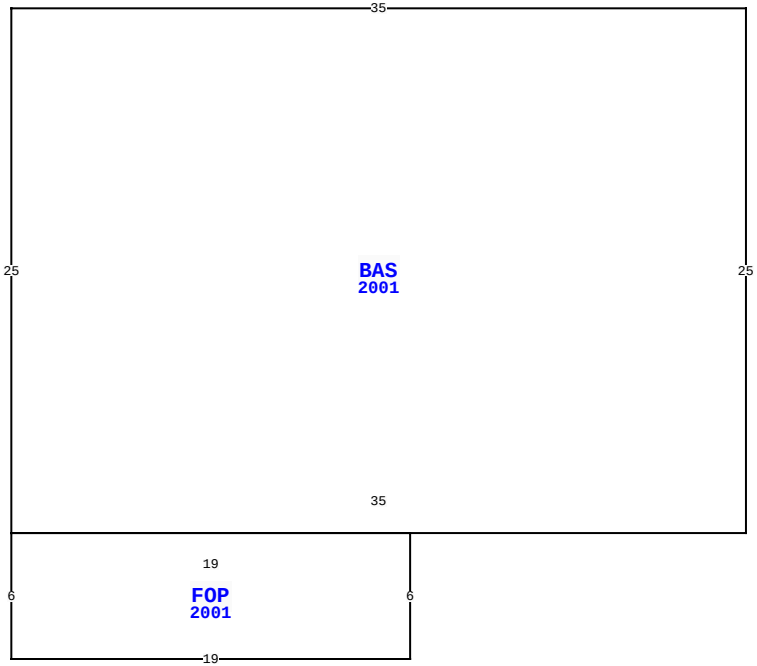
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	2001	875	89,740
FOP	114	30	2001	34	3,487
TOTALS	989			909	93,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	909	115.5600	115.56	105,044	2001	2001	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 1975 Heated Area: 875 HX Base Yr 1975



45122 PAGE ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		93,227
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		8,000
TOTAL MARKET VALUE		101,227
SOH/AGL Deduction		41,283
ASSESSED VALUE		59,944
TOTAL EXEMPTION VALUE	HX HB DX	39,944
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		101,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4157	XFOB	0	11/01/2017
2388	NEW CONSTR	0	09/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0640/0529	11/05/1991	QC	Q	V	06	100
GRANTOR: BROWN SHUNTRAL L						
GRANTEE: BROWN RUTHIE MAE						
0640/0527	11/05/1991	QC	Q	I	06	100
GRANTOR: BROWN LORENZO CURTIS						
GRANTEE: BROWN RUTHIE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W35 S25 FOP=[YR=2001] S6 E19 N6 W19$ E35 N25$
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100		RL	0.00	0.00	1.00	UT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 07/30/2025 BY SYS