PT OF NE1/4 OF SW1/4 OF
SEC 19-2N-25E IN OR 560/729
(EX PT IN OR 1742/1518,

BROWN CHUCK EDWARD SR
45028 COLSON RD
CALLAHAN, FL 32011

2026

19-2N-25-0000-0036-0000

BUILDING CHARACTERISTICS

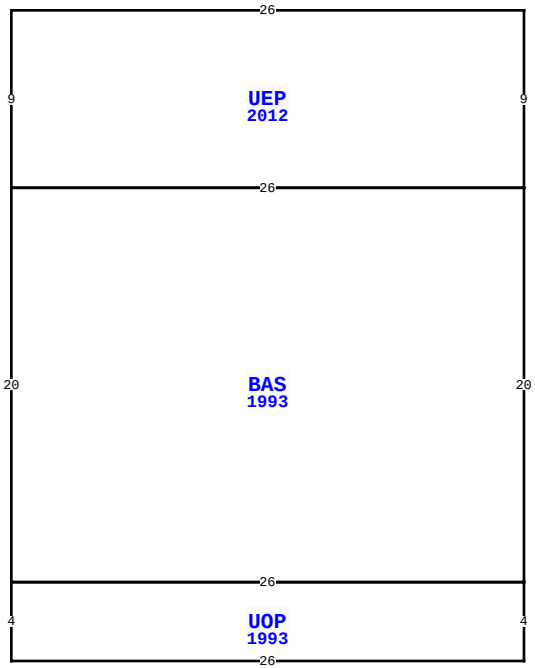
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	1993	520	42,338
UEP	234	60	2012	140	11,399
UOP	104	20	1993	21	1,710
TOTALS	858			681	55,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	681	101.3650	106.43	72,479	1960	1960	0	0	0	23.50	76.50

1 SINGLE FAM 0% - 0 Heated Area: 520 HX Base Yr



45097 ARLINE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	55,446
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	47,500
TOTAL MARKET VALUE	102,946
SOH/AGL Deduction	12,240
ASSESSED VALUE	90,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,706
TOTAL JUST VALUE	102,946
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1827/0312	11/26/2012	QC	U	I	11	100
GRANTOR: COOPER WALTER SR						
GRANTEE: BROWN CHUCK						
1826/1088	11/26/2012	QC	U	I	11	2,000
GRANTOR: COOPER WALTER SR						
GRANTEE: BROWN CHUCK						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2012] W26 S9 BAS=[YR=1993] S20 UOP=[YR=1993] S4 E26 N4 W26$ E26N20 W26$ E26 N9$.

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	0	0006	OR	0.00	0.00	0.95	AC		1.00	1.00	1.00	50,000.00	50,000.00	47,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.95 Total Land Value: 47,500 Market: 0 Agricultural: 0 Common: 47,500 PRINTED 07/09/2026 BY SYS