PT NE1/4 OF NE1/4 OF SW1/4 OF
SEC 24-2N-24E IN OR 2715/1832

JAMES EVAN S & CHRISTINA P
45131 BROWNS FARM RD
CALLAHAN, FL 32011

**2026**

**24-2N-24-0000-0018-0050**

## BUILDING CHARACTERISTICS

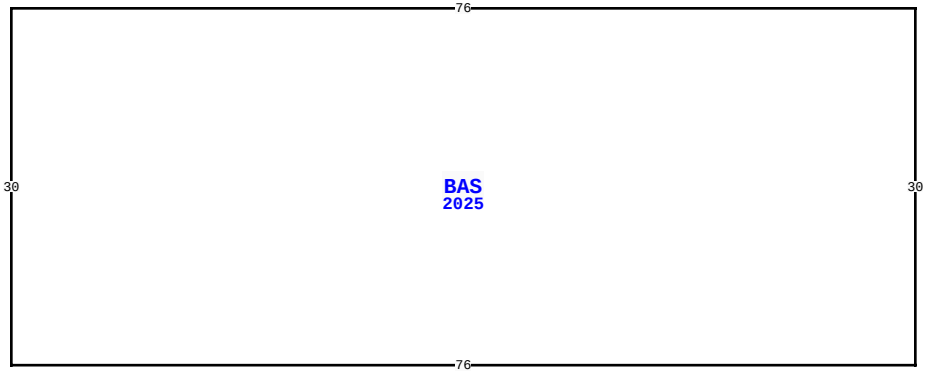
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 2,280 | 100 | 2025 | 2,280 | 235,652 |
| TOTALS | 2,280 | | | 2,280 | 235,652 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,280 | 116.0000 | 104.40 | 238,032 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

1 M/H 94+ 0% - 2025 Heated Area: 2280 HX Base Yr




45131 BROWNS FARM RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 235,652 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 45,600 |
| TOTAL MARKET VALUE | 281,252 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 281,252 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 281,252 |
| TOTAL JUST VALUE | 281,252 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 273,860 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240005567 | NEW MANUFACTURED | 0 | 05/08/2024 |
| MH240001048 | NEW MANUFACTURED | 0 | 01/26/2024 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2715/1832 | 5/31/2024 | WD | Q | V | 03 | 310,000 |
| GRANTOR: MO 45131 BROWNS FARM | | | | | | |
| GRANTEE: JAMES EVAN S & CHRI | | | | | | |
| 2653/179 | 7/11/2023 | SW | Q | V | 01 | 40,800 |
| GRANTOR: FIRST COAST INC | | | | | | |
| GRANTEE: MO 45131 BROWNS FAR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,0] E76 S30 W76 N30 $
.

## 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 | 0007 | OR | 0.00 | 0.00 | 1.14 | AC | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 45,600 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 02/13/2024 BY WW Total Acres: 1.14 Total Land Value: 45,600 Market: 0 Agricultural: 0 Common: 45,600 PRINTED 07/09/2026 BY SYS