PT LOT 15
IN OR 1985/837
MCARTHUR SUB PBK 3/16

BENNETT JOHN
45172 BROWN ST
CALLAHAN, FL 32011

2026

49-2N-25-4140-0015-0000

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

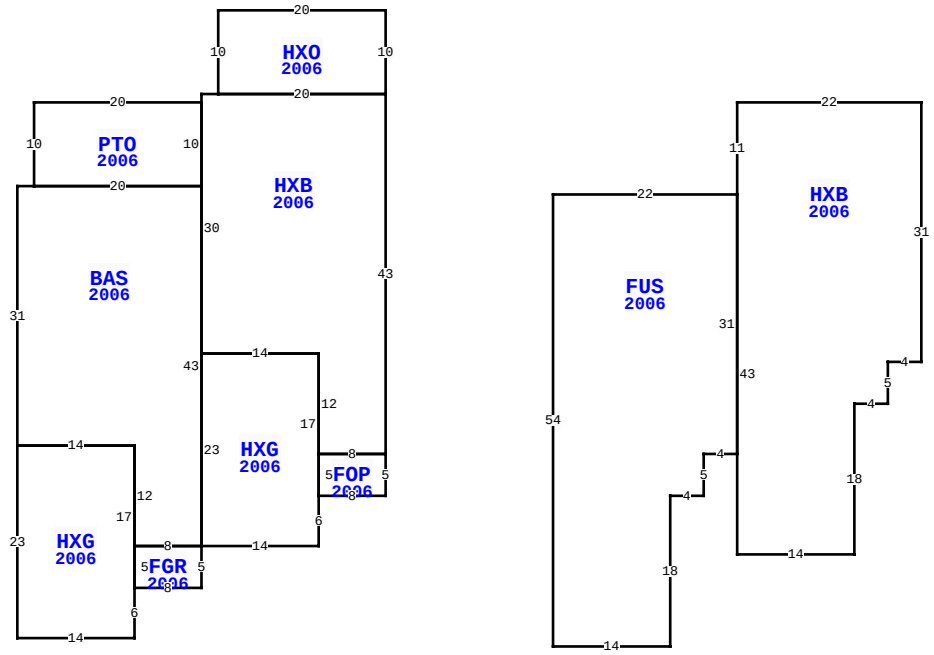
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	778	100	2006	778	101,747
FGR	40	55	2006	22	2,877
FOP	40	30	2006	12	1,569
FUS	1,024	100	2006	1,024	133,919
HXB	778	100	2006	778	101,747
HXB	1,024	100	2006	1,024	133,919
HXG	322	55	2006	177	23,148
HXG	322	55	2006	177	23,148
HXO	200	5	2006	10	1,308
PTO	200	5	2006	10	1,308
TOTALS	4,728			4,012	524,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	4,012	103.6728	144.11	578,169	2006	2006	0	0	0	9.25	90.75

1 DUPLEX 65% - 2021 Heated Area: 3604 HX Base Yr



45172 BROWN ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		524,688
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,840
TOTAL MARKET VALUE		567,528
SOH/AGL Deduction		157,690
ASSESSED VALUE		409,838
TOTAL EXEMPTION VALUE	13	268,933
BASE TAXABLE VALUE		140,905
TOTAL JUST VALUE		567,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2839	NEW CONSTR	330,000	09/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1985/0837	6/11/2015	SW	U	I	12	145,000
GRANTOR: RREF SNV II-FL LLC						
GRANTEE: BENNETT JOHN & PAME						
1976/1843	4/27/2015	QC	U	I	11	100
GRANTOR: MURPHY RONALD JASON &						
GRANTEE: RREF SNV II-FL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

HXO=[YR=2006] W20 S10 HXB=[YR=2006] W2 S1 PTO=[YR=2006] W20 S10 BAS=[YR=2006] W2 S31 HXG=[YR=2006] S23 E14 N6 FGR=[YR=2006] E8 N5 W8 S5 $ N17 W14 $ E14 S12 E8 N43 W20 $ E20 N10 $ S30 HXG=[YR=2006] S23 E14 N6 FOP=[YR=2006] E8 N5 W8 S5 $ N17 W14 $ E14 S12 E8 N43 W20 $ E20 N10 $ PTR= E20 S22 FUS=[YR=2006] E22 HXB=[YR=2006] N11 E22 S31 W4 S5 W4 S18 W14 N43$ S31 W4S5 W4 S18 W14 N54 $ N22 W20 $.

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	000800	C	MULTI-FAMILY	100	0006	RL	63.00	171.00	63.00	FF		1.00	1.00	1.00	680.00	680.00	42,840							

REVIEW DATE 04/02/2024 BY TWA Total Acres: 0.00 Total Land Value: 42,840 Market: 0 Agricultural: 0 Common: 42,840 PRINTED 07/09/2026 BY SYS