

GALLER ROGER L
45064 BROWN STREET
CALLAHAN, FL 32011

49-2N-25-4140-0021-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall15

Exterior Wall20

Roof Structure03

Roof Cover03

Interior Wall05

Interior Wall04

Interior Floor12

Air Condition01

Heating Type02

Bedrooms2

Bathrooms1.5

Frame Stories Units1.

BUD8 Adjustme Occupancy00

Quality03

DOR CODE0100

MAP NUM

NEIGHBORHOOD/LOC7001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

TOTALS1,2961,13082,819

CONC BLOCK 70

FACE BRICK 30

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 90

PLYWOOD 10

HARDWOOD 100

NONE 100

CONVECTION 100

2 100

1.5 100

WOOD FRAME 100

1. 100

0 100

DIST CA 100

NONE 100

Quality Level 03

SINGLE FAMILY

MKT AREA07

7001.00

100199396070,360

30199311807

5520051329,674

451993271,979

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,130107.0600112.41127,023196519650034.8065.20

1 SINGLE FAM 100% - 0Heated Area: 960HX Base Yr

4024

2614

312

512

2020

12

UST
1993

FST
2005

FOP
1993

BAS
1993

NASSAU COUNTY PROPERTY

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1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE82,819

TOTAL MARKET OB/XF VALUE2,240

TOTAL LAND VALUE - MARKET68,000

TOTAL MARKET VALUE153,059

SOH/AGL Deduction104,056

ASSESSED VALUE49,003

TOTAL EXEMPTION VALUEHX HB25,000

BASE TAXABLE VALUE24,003

TOTAL JUST VALUE153,059

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE102,631

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1295/12612/16/2005QCQI01100

GRANTOR: GALLER CHERYL LEA

GRANTEE: GALLER ROGER LEE

0671/024712/02/1992WDQI0550,200

GRANTOR: SEC OF VET AFFAIRS

GRANTEE: GALLER ROGER & C L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E26 FOP=[YR=1993] S3 E12 N3W12\$ E14
FST=[YR=2005] E12 N20 UST=[YR=1993] N5 W12 S5E12\$ W12S20\$
N24\$.

EXTRA FEATURES

45064 BROWN ST, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/10/2026MLU

LAND DESCRIPTION

TOTAL OB/XF2,240

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT D TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESC1000006RL100.00171.00100.00FF1.001.001.00680.00680.0068,000

REVIEW DATE04/08/2024BYTWA

Total Acres: 0.00Total Land Value: 68,000Market: 0Agricultural: 0Common: 68,000

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