LOT 7
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

GONZALEZ NIEVES JENIFFER
45129 RED BRICK DR
CALLAHAN, FL 32011

**2026**

**51-2N-25-4175-0007-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

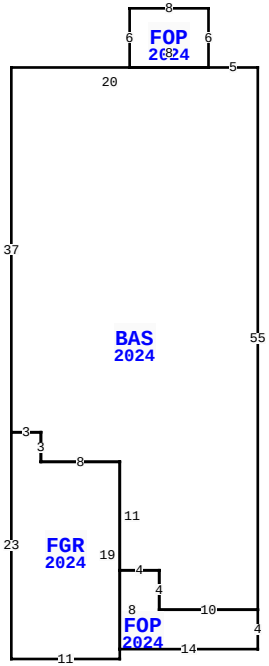
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 8034.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,185 | 100 | 2024 | 1,185 | 142,916 |
| FGR | 229 | 55 | 2024 | 126 | 15,196 |
| FOP | 48 | 30 | 2024 | 14 | 1,689 |
| FOP | 72 | 30 | 2024 | 22 | 2,654 |
| TOTALS | 1,534 | | | 1,347 | 162,454 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 1,347 | 115.4400 | 121.21 | 163,270 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 TOWNHOUSE 100% - 2024 Heated Area: 1185 HX Base Yr 2024




45129 RED BRICK DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 162,454 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 36,000 |
| TOTAL MARKET VALUE | | 198,454 |
| SOH/AGL Deduction | | 1,177 |
| ASSESSED VALUE | | 197,277 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 145,866 |
| TOTAL JUST VALUE | | 198,454 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 194,450 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4500 | NEW CONSTR | 57,221 | 01/20/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2664/454 | 8/28/2023 | WD | Q | I | 01 | 235,000 |
| GRANTOR: WJHFL LLC | | | | | | |
| GRANTEE: NIEVES JENIFFER GON | | | | | | |
| 2540/0773 | 2/17/2022 | WD | Q | V | 05 | 720,000 |
| GRANTOR: CALLAHAN CROSSING LLC | | | | | | |
| GRANTEE: WJHFL LLC DBA WJH L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,0] W5 W20 S37 E3 S3 E8 S11 E4 S4 E10 N55 $
FGR=[YR=2024;ORIG=-25,37] S23 E11 N1 N19 W8 N3 W3 $
FOP=[YR=2024;ORIG=-14,59] E14 N4 W10 N4 W4 S8 $
FOP=[YR=2024;ORIG=-5,0] N6 W8 S6 E8 $
.

## 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 | 000310 | C | TOWNHOUSE | 100 | | RM - | C 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 36,000.00 | 36,000.00 | 36,000 | | | | | | | |

REVIEW DATE 11/21/2023 BY KW Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/09/2026 BY SYS