LOT 39
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

NUNYA BUSINESS
45292 RED BRICK DRIVE
CALLAHAN, FL 32011

2026

51-2N-25-4175-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

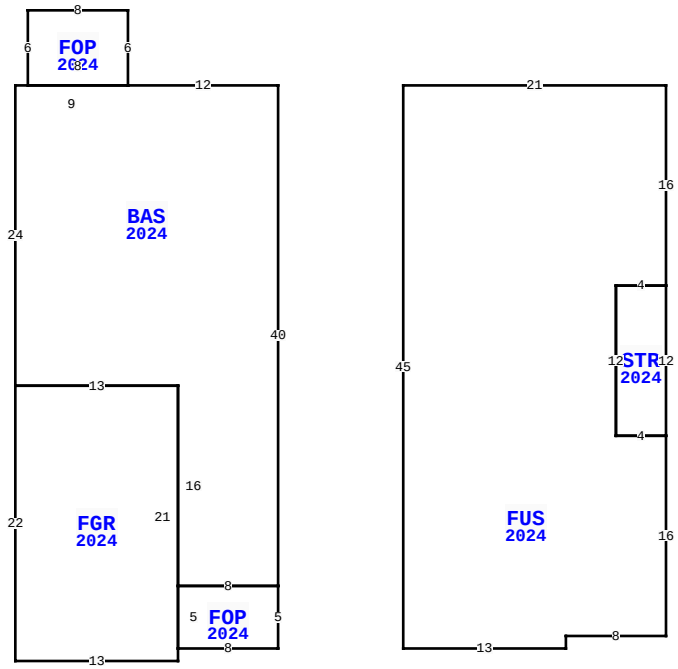
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	632	100	2024	632	71,311
FGR	286	55	2024	157	17,715
FOP	40	30	2024	12	1,354
FOP	48	30	2024	14	1,580
FUS	889	100	2024	889	100,309
STR	48	10	2024	5	564
TOTALS	1,943			1,709	192,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,709	108.0000	113.40	193,801	2023	2023	0	0	0	0.50	99.50

1 TOWNHOUSE 100% - 2024 Heated Area: 1521 HX Base Yr 2024



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

45292 RED BRICK DR, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		192,832
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		228,832
SOH/AGL Deduction		2,094
ASSESSED VALUE		226,738
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,327
TOTAL JUST VALUE		228,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4480	NEW CONSTR	112,456	11/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	2/03/2023	CN	Q	I	01	240,000
GRANTOR: WJHFL LLC						
GRANTEE: NUNYA BUSINESS						
2515/0320	11/16/2021	WD	Q	V	05	1,350,000
GRANTOR: CALLAHAN CROSSING LLC						
GRANTEE: WJHFL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=10,0] E21 S16 W4 S12 E4 S16 W8 S1 W13 N45 $
BAS=[YR=2024;ORIG=0,0] W12 W9 S24 E13 S16 E8 N40 $
FGR=[YR=2024;ORIG=-21,24] S22 E13 N1 N21 W13 $
FOP=[YR=2024;ORIG=-12,0] N6 W8 S6 E8 $
STR=[YR=2024;ORIG=31,16] S12 W4 N12 E4 $
FOP=[YR=2024;ORIG=-8,45] E8 N5 W8 S5 $
PTR=[ORIG=0,0] E10 W10 $
.

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 02/24/2023 BY KW Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/09/2026 BY SYS