

WHITE DANIEL LAWRENCE
45276 RED BRICK DR
CALLAHAN, FL 32011

51-2N-25-4175-0041-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall03VINYL 100
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor14CARPET 60
Interior Floor08SHT VINYL 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
BathroomsFrame02WOOD FRAME 100

StoriesUnits2.2. 1000 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA07
NEIGHBORHOOD/LOC8034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREAMARKET 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

TOTALS1,9431,709192,832

MARKET ADJUSTMENTS

TYPEMDLMEFF. AREA
TOT ADJ PTS
EFF. BASE RATEREPL. COST NEWAYBEYBECONEFNC% CONDVALUATION BYSTANDARD
0320011,709108.0000113.40193,80120232023000.5099.50Tax Group: 1Tax Dist:
BUILDING MARKET VALUE192,832
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET36,000
TOTAL MARKET VALUE228,832
SOH/AGL Deduction1,956
ASSESSED VALUE226,876
TOTAL EXEMPTION VALUE13226,876
BASE TAXABLE VALUE0
TOTAL JUST VALUE228,832
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE223,914

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

PERMIT NUMDESCRIPTIONAMTISSUED
4482NEW CONSTR112,45611/15/2021

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE
2621/00492/17/2023WDQI01240,000
GRANTOR: WJHFL LLC
GRANTEE: WHITE DANIEL LAWREN
2515/032011/16/2021WDDV051,350,000
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 \$
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LAND DESCRIPTION

TOTAL OB/XF0

LNUSE CLSLAND USE CAPRD LOC FRONT DEPTHTOT LND UTUNIT DTDPHT % TOT UNITADJ LANDOTHER ANDNOTESYEAR DENSITYDECLFRZYR CONSRV
1000310C TOWNHOUSE100RM - C 0.000.001.00LT1.001.001.0036,000.0036,000.0036,000

REVIEW DATE02/24/2023BYKWTotal Acres: 0.00Total Land Value: 36,000Market: 0Agricultural: 0Common: 36,000PRINTED 07/09/2026 BY SYS