

LOT 51
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

THOMAS KRISTIAN L
45196 RED BRICK DR
CALLAHAN, FL 32011

2026

51-2N-25-4175-0051-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall	30	VINYL 100	0320	01	1,709	108.0000	113.40	193,801	2023	2023	0	0	0	0.50	99.50	VALUATION BY		STANDARD									
Roof Structure	03	GABLE/HIP 100	1 TOWNHOUSE 0% - 2024												Heated Area: 1521 HX Base Yr												
Roof Cover	03	COMP SHNGL 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floor	14	CARPET 60																									
Interior Floor	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																				
EXTRA FEATURES						45196 RED BRICK DR, CALLAHAN																					
L N	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											