

STERN MIRIAH
45180 RED BRICK DR
CALLAHAN, FL 32011

51-2N-25-4175-0053-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

30 VINYL 100

03 GABLE/HIP 100

05 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 60

08 SHT VINYL 40

03 CENTRAL 100

04 AIR DUCTED 100

3 100

2.5 100

02 WOOD FRAME 100

2. 2. 100

0 100

03 Quality Level 03

0100 SINGLE FAMILY

MKT AREA

07

8034.00

632

100

2024

632

71,311

286

55

2024

157

17,715

40

30

2024

12

1,354

48

30

2024

14

1,580

889

100

2024

889

100,309

48

10

2024

5

564

TOTALS

1,943

1,709

192,832

CONSTRUCTION

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

0.50

99.50

1 TOWNHOUSE

100% - 2025

Heated Area: 1521

HX Base Yr 2025

8

6

6

12

9

24

13

16

21

40

13

5

8

5

16

21

45

13

8

16

12

4

4

12

FOP

2024

BAS

2024

FGR

2024

FUS

2024

STR

2024

FOP

2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/04/2026

MLU

EXTRA FEATURES

45180 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

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1

1

VALUATION SUMMARY

VALUATION BY

Tax Group: 1

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

192,832

0

36,000

228,832

0

228,832

51,411

177,421

228,832

0

223,524

PERMIT NUM

DESCRIPTION

AMT

ISSUED

4545

NEW CONSTR

0

10/18/2022

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / I

V / I

RSN CD

SALE PRICE

2675/158

10/13/2023

WD Q I

01

255,300

GRANTOR: CARNES BRENDA DEE

GRANTEE: STERN MIRIAH

2670/468

9/22/2023

WD Q I

01

250,000

GRANTOR: WJHFL LLC

GRANTEE: CARNES BRENDA DEE

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 \$

.