LOT 59
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

BLEWETT IAN WRAY
45132 RED BRICK DRIVE
CALLAHAN, FL 32011

2026

51-2N-25-4175-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

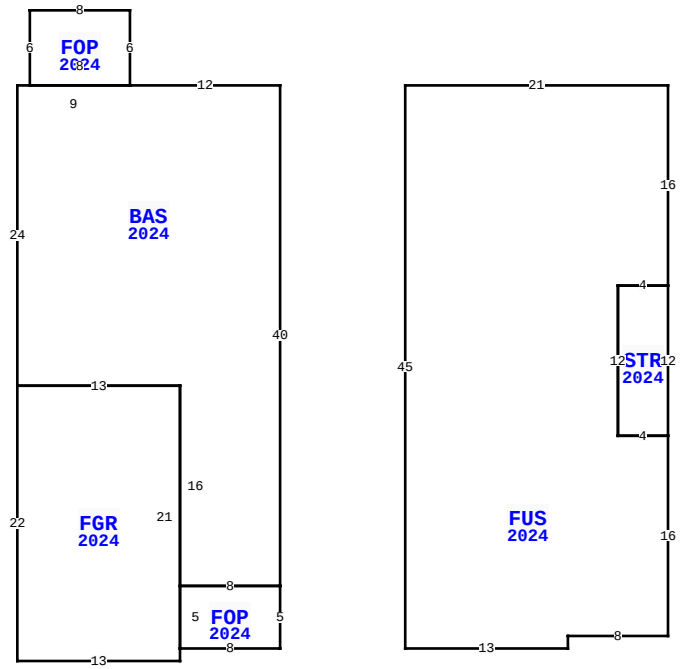
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02
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	67,745
FGR	286	55	2024	157	16,829
FOP	40	30	2024	12	1,287
FOP	48	30	2024	14	1,500
FUS	889	100	2024	889	95,293
STR	48	10	2024	5	536
TOTALS	1,943			1,709	183,190

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	102.6000	107.73	184,111	2023	2023	0	0	0	0.50	99.50

1 TOWNHOUSE 0% - 2025 Heated Area: 1521 HX Base Yr



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

45132 RED BRICK DR, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	183,190
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	219,190
SOH/AGL Deduction	0
ASSESSED VALUE	219,190
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,190
TOTAL JUST VALUE	219,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4551	NEW CONSTR	0	10/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2692/1781	1/31/2024	WD	Q	I	01	233,000
GRANTOR: WJHFL LLC						
GRANTEE: BLEWETT IAN WRAY						
2564/0623	5/16/2022	WD	U	I	11	100
GRANTOR: CALLAHAN CROSSING LLC						
GRANTEE: WJHFL LLC DBA WJH L						

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

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	0		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 11/29/2023 BY KW Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/09/2026 BY SYS