LOTS 1 THRU 4
BRANDIES ADD TO CALLAHAN 1
PB 2/23

BROCK EDWIN G REVOCABLE LIVING TRUST/BROCK EDWIN G
284 MELROSE LANDING BLVD
HAWTHORNE, FL 32640

2026

51-2N-25-4180-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

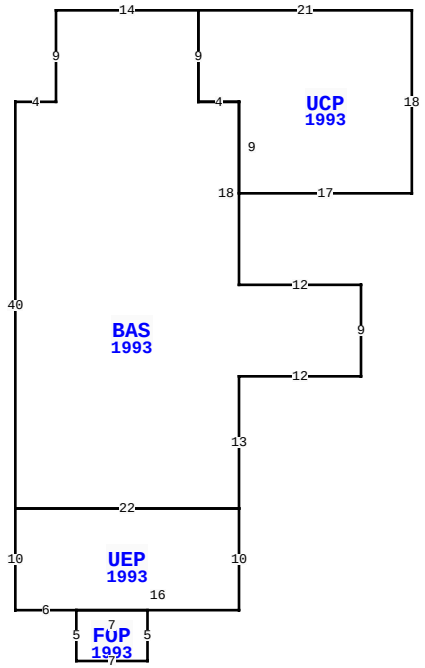
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,114	100	1993	1,114	30,162
FOP	35	30	1993	10	271
UCP	342	20	1993	68	1,841
UEP	220	60	1993	132	3,574
TOTALS	1,711			1,324	35,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,324	85.9560	90.25	119,491	1940	1960	0	0	30	50.00	30.00

2 SINGLE FAM 0% - 2026 Heated Area: 1114 HX Base Yr



45039 RHODEN LN, CALLAHAN

BLD DATE	11/28/2011 KK	LGL DATE	
XF DATE		LAND DATE	05/12/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	35,847
TOTAL MARKET OB/XF VALUE	224
TOTAL LAND VALUE - MARKET	52,011
TOTAL MARKET VALUE	88,082
SOH/AGL Deduction	0
ASSESSED VALUE	88,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,082
TOTAL JUST VALUE	88,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,378

SFR @ 45039 RHODEN- APPEARS TO ENCROACH PRCL 51-2N

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3331	H/AC	2,445	03/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2814/394	8/26/2025	SW	U	I	12	196,000
GRANTOR: CARTER GENE E & RENDI						
GRANTEE: BROCK EDWIN G REVOC						
2560/0493	5/02/2022	WD	Q	I	05	250,000
GRANTOR: BROCK EDWIN G & DIANA						
GRANTEE: CARTER GENE E & REN						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W21 BAS=[YR=1993] W14 S9 W4 S40 UEP=[YR=1993] S10 E6 FOP=[YR=1993] S5 E7 N5 W7$ E16 N10 W22$ E22 N13 E12 N9 W12 N18 W4 N9$ S9 E4 S9 E17 N18$.

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
1	1242	WD DECK A	0	0	14	8	112.00	SF	10.00	10.00	100	2002	2002	3	20	224	

LAND DESCRIPTION

TOTAL OB/XF 224

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	001000	C	COMMERCIAL	0	0005	CI	135.00	120.00	24,943.82	SF		1.00	1.00	1.00	5.25	5.25	52,011							

REVIEW DATE 05/25/2023 BY KW Total Acres: 0.00 Total Land Value: 52,011 Market: 0 Agricultural: 0 Common: 52,011 PRINTED 07/09/2026 BY SYS