LOT 5
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-25-4180-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

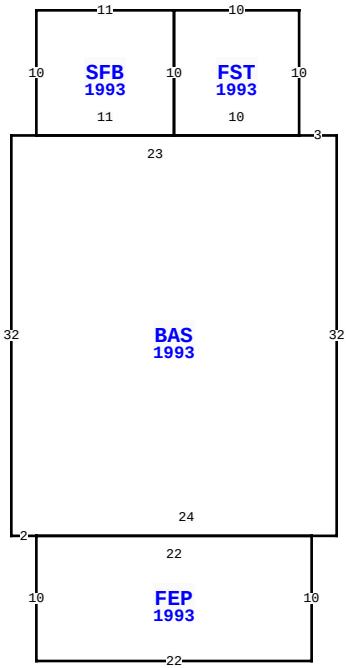
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	1993	832	59,125
FEP	220	80	1993	176	12,507
FST	100	55	1993	55	3,908
SFB	110	80	1993	88	6,253
TOTALS	1,262			1,151	81,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,151	94.6580	99.39	114,398	1940	1940	0	0	0	28.50	71.50

1 SINGLE FAM 0% - 2026 Heated Area: 920 HX Base Yr



45057 RHODEN LN, CALLAHAN

BLD DATE		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	81,795
TOTAL MARKET OB/XF VALUE	1,235
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	114,530
SOH/AGL Deduction	0
ASSESSED VALUE	114,530
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,530
TOTAL JUST VALUE	114,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BAS=[YR=1993] W3 FST=[YR=1993] N10 W10 SFB=[YR=1993] W11 S10 E11 N10 $ S10 E10 $ W23 S32 E2 FEP=[YR=1993] S10 E22 N10 W22 $ E24 N32 $.

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	0681	POLE SHED	0	0	17	10	170.00	SF	15.00	15.00	100	1997	1997	3	23	587	
3	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2008	2008	3	27	648	

LAND DESCRIPTION

TOTAL OB/XF 1,235

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	000100	C	RES	0	0005	CI	75.00	160.00	12,000.00	SF		1.00	1.00	0.50	5.25	2.63	31,500							

REVIEW DATE 05/25/2023 BY KW Total Acres: 0.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 07/09/2026 BY SYS