

LOTS 14 15 & 16
PT OR 1309/344
BRANDIES ADD TO CALLAHAN 1

BROCK EDWIN G & DIANA TRUSTEES/EDWIN G BROCK REV L
284 MELROSE LANDING BLVD
HAWTHORNE, FL 32640

2026

51-2N-25-4180-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	1993	440	36,442
FGR	580	55	1993	319	26,421
FOP	24	30	1993	7	580
FOP	96	30	1993	29	2,402
FOP	180	30	1993	54	4,472
FUS	1,064	100	1993	1,064	88,124

TOTALS	2,384			1,913	158,441
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	
3	0681	POLE SHED	0	0	0	586.00	SF	11.25	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	150.00	160.00	150.00
2	000100	C	RES	0		OR	0.00	0.00	1.30

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,913	114.7335	120.47	230,459	1975	1980	0	0	0	31.25	68.75
1 SINGLE FAM 0% - 0												
Heated Area: 1504												
HX Base Yr												

BLD DATE	08/05/2008	KW	LGL DATE	
XF DATE			LAND DATE	05/07/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF												
2,789												

TOTAL OB/XF												
2,789												

Total Acres:	1.30	Total Land Value:	95,000	Market:	0	Agricultural:	0	Common:	95,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		158,441	
TOTAL MARKET OB/XF VALUE		2,789	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		256,230	
SOH/AGL Deduction		0	
ASSESSED VALUE		256,230	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		256,230	
TOTAL JUST VALUE		256,230	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		243,056	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970569	REPAIR/RRF	2,400	02/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1309/0344	4/12/2005	WD	Q	V	01
GRANTOR: BROCK EDWIN G & DIANA					
GRANTEE: BROCK EDWIN G & DIA					
0109/0363	1/01/1971	TA	U	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W8 FOP=[YR=1993] N4 W6S4E6\$ W4 FGR=[YR=1993] W22 S30 E18 N20 E4 N10 \$ S10 W4 S20 FOP=[YR=1993] W3 S6 E16 N6 W13 \$ E16N30\$PTR= E40 FUS=[YR=1993] N8 E4 N11 W4 N15 FOP=[YR=1993] N6 W30 S6E30\$ W30 S34 E30\$ W40 \$.					