



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	15	CONC BLOCK 20
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floor	07	CORK/VTILE 90
Interior Floor	14	CARPET 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	ONE FLOOR Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,952	100	2,952	379,822
BAS	242	100	242	31,137
FOP	42	30	13	1,673
FOP	203	30	61	7,849
FOP	30	30	9	1,158
TOTALS	3,469		3,277	421,639

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	28,502.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	1,199.00	SF	4.00	4.00	
3	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	
4	1127	BRICK 8"	0	0	10	16	160.00	SF	11.00	11.00	
5	0402	CONC BUMPE	0	0	0	0	44.00	UT	25.00	25.00	
6	0803	ASPHALT C	0	0	0	0	2,514.00	SF	2.00	2.00	
7	0810	CONCRETE A	0	0	0	0	448.00	SF	6.50	6.50	
8	0402	CONC BUMPE	0	0	0	0	12.00	UT	25.00	25.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	008600	C	COUNTY	0			0.00	0.00	75,260.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8901	04	3,277	90.6984	156.91	514,194	1975	1985	0	0	18.00	82.00
1 GOVT BLDG - 0% - 0											
Heated Area: 3194 HX Base Yr											
45401 MICKLER ST, CALLAHAN											
BLD DATE 02/17/2022 KK LGL DATE 02/17/2022 KK XF DATE 02/17/2022 KK LAND DATE 02/17/2022 KK INC DATE AG DATE											

TOTAL OB/XF											
39,479											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		836,294	
TOTAL MARKET OB/XF VALUE		39,479	
TOTAL LAND VALUE - MARKET		225,780	
TOTAL MARKET VALUE		1,101,553	
SOH/AGL Deduction		349,776	
ASSESSED VALUE		751,777	
TOTAL EXEMPTION VALUE		03 751,777	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,101,553	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		868,982	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2596	REMODEL	0	04/24/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W89 BAS=[YR=1996] W11 S22 E5 FOP=[YR=1996] S6 E5 N6 W5 \$ E6 N22 \$ S22 E9 FOP=[YR=1993] S6 E7 N6 W7 \$ E7 S22 E22 N5 FOP=[YR=1993] E29 N7 W29 S7 \$ N7 E51 N32 \$.							



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ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600 COUNTY	
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,910	100
FOP	15	30
TOTALS	2,925	2,914

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8901	04	2,914	109.6680	189.73	552,873	1975	1980	0	0	25.00	75.00
2 GOVT BLDG - 0% - 0											
Heated Area: 2910											
HX Base Yr											
45											
65											
BAS 1993											
3											
5FOP 1993											
3											
11											
65											
45401 MICKLER ST, CALLAHAN											
BLD DATE 02/17/2022 KK											
XF DATE 02/17/2022 KK											
LGL DATE 02/17/2022 KK											
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NASSAU COUNTY PROPERTY											1
PAGE 2 of 2											
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BASE TAXABLE VALUE						0					
TOTAL JUST VALUE						1,101,553					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						868,982					