

BELL RONALD W & BRENDA D
45219 MICKLER STREET
CALLAHAN, FL 32011

29-2N-25-3200-0003-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall	20	FACE BRICK 90								0900	01	2,954	93.5676	111.11	328,219	1986	1986		0	0	24.85	75.15	VALUATION BY										
Exterior Wall	05	AVERAGE 10								1 SNGL FAM - 100% - 0														Heated Area: 2625									
Roof Structure	03	GABLE/HIP 100																						Tax Group: 1									
Roof Cover	03	COMP SHNGL 100																						Tax Dist:									
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE									
Interior Floor	14	CARPET 70																						TOTAL MARKET OB/XF VALUE									
Interior Floor	11	CLAY TILE 30																						TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE									
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction									
Bedrooms	3	100																						ASSESSED VALUE									
Bathrooms	2.5	100																						TOTAL EXEMPTION VALUE									
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE									
Stories	2.	100																						TOTAL JUST VALUE									
Units	0	100																						NCON VALUE									
BUD8 Adjustme	01	DIST CA 100																						INCOME VALUE									
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE									
Quality		01 Quality Level 01																															
DOR CODE		0100 SINGLE FAMILY																															
MAP NUM										MKT AREA								07															
NEIGHBORHOOD/LOC		7001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,291	100	1,291	107,797																													
FGR	462	55	254	21,209																													
FOP	90	30	27	2,255																													
FOP	161	30	48	4,008																													
FUS	1,158	100	1,158	96,692																													
FUS	176	100	176	14,696																													
TOTALS		3,338		2,954		246,657																											
EXTRA FEATURES										45219 MICKLER ST, CALLAHAN										BLD DATE													
																				XF DATE													
																				LGL DATE													
																				LAND DATE													
																				AG DATE													
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	06/02/2023 MLU																
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240																	
2	0810	CONCRETE A	0	100	30	16	480.00	SF	6.50	6.50	100	1986	1986	3	52	1,622																	
3	0810	CONCRETE A	0	100	7	12	84.00	SF	6.50	6.50	100	1980	1980	3	35	191																	
4	0812	CONCRETE C	0	100	0	0	2,312.00	SF	4.00	4.00	100	1990	1990	3	62	5,734																	
5	0940	SHEDS/PORT	0	100	8	8	64.00	SF	21.30	21.30	100	1995	1995	3	20	273																	
6	0510	GARAGE WD-	0	100	24	14	336.00	SF	25.90	25.90	100	2000	2000	3	29	2,524																	
7	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	2000	2000	3	20	576																	
8	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	2005	2005	3	87	1,357																	
9	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2005	2005	3	44	15,708																	
10	0855	CONC PAVER	0	100	0	0	748.00	SF	10.00	10.00	100	2005	2005	3	87	6,508																	
LAND DESCRIPTION										TOTAL OB/XF										35,733													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000100	C	SFR	100	0006		195.00	168.00	195.00	FF		1.00	1.00	1.00	500.00	500.00	97,500																

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