

BLOCK 4 LOT 3
R/W ESMT IN OR 960/1354
LAKE SIDE PARK SUB PB0/36

MELLECKER MICHELLE ROSE & DAVID LANCE
45163 S MICKLER STREET
CALLAHAN, FL 32011

2023

29-2N-25-3200-0004-0030



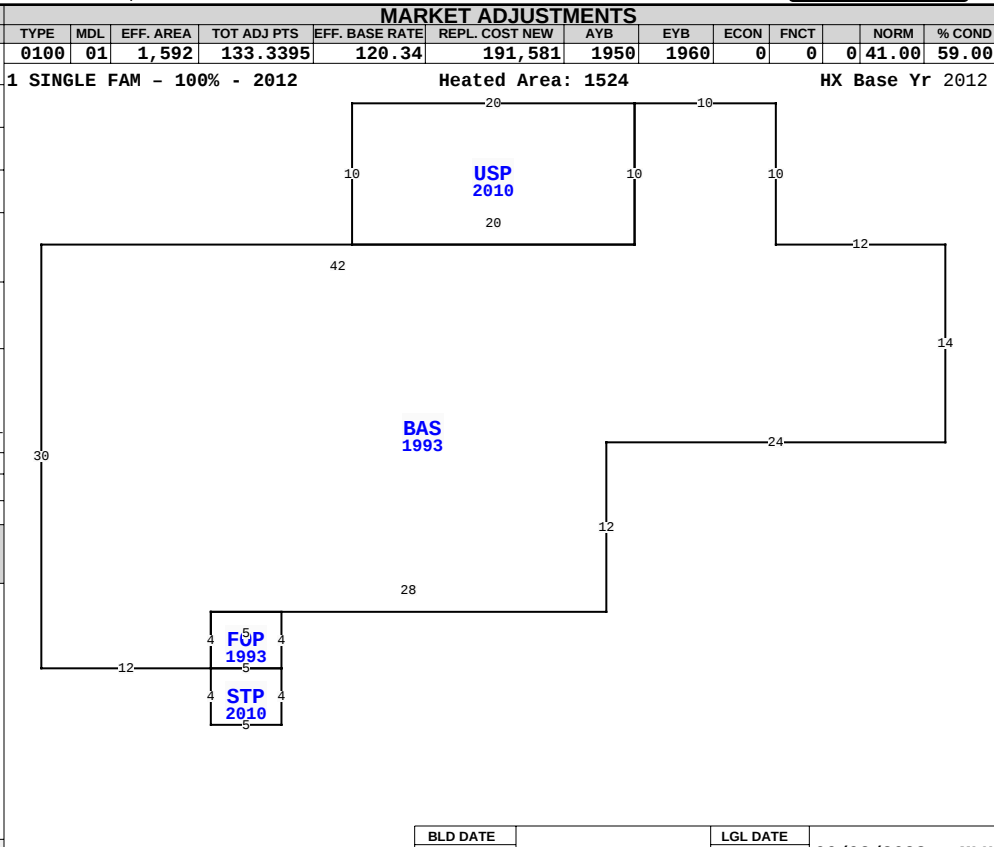
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,524	100	1,524	108,205
FOP	20	30	6	426
STP	20	10	2	142
USP	200	30	60	4,260
TOTALS	1,764		1,592	113,033

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
1	0811	CONCRETE B	0 100	0	0	1,478.00	SF	5.20	5.20	100	1985	1985	3	49.5	3,804	
2	0681	POLE SHED	0 100	10	15	150.00	SF	15.00	15.00	100	1990	1990	3	20	450	
3	0940	SHEDS/PORT	0 100	5	10	50.00	SF	30.00	30.00	100	1990	1990	3	20	300	

LAND DESCRIPTION			TOTAL OB/XF 4,554													
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
1	000100	C	SFR	100			98.00	168.00	98.00	FF		1.00	1.00	1.00	500.00	500.00



45163 MICKLER ST, CALLAHAN	BLD DATE		LGL DATE	06/02/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		113,033	
TOTAL MARKET OB/XF VALUE		4,554	
TOTAL LAND VALUE - MARKET		49,000	
TOTAL MARKET VALUE		166,587	
SOH/AGL Deduction		86,308	
ASSESSED VALUE		80,279	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		30,279	
TOTAL JUST VALUE		166,587	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		136,038	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2454	REPAIR/RRF	500,000,000	06/26/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2409/1931	10/22/2020	QC	U	I	11
GRANTOR: MELLECKER DAVID LANE					SALE PRICE
GRANTEE: MELLECKER MICHELLE					100
2409/1928	10/22/2020	QC	U	I	11
GRANTOR: FONTES SUZANNE KATHLE					64,400
GRANTEE: MELLECKER DAVID LAN					

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W12 N10 W10 USP=[YR=2010] W20 S10 E20 N10S\$10 W42 S30 E12 STP=[YR=2010] S4 E5 N4 FOP=[YR=1993] N4 W5 S4 E5\$ W5\$ N4 E28 N12 E24 N14\$.																