

BLOCK 4 LOTS 4 & 5
R/W ESMT IN OR 960/1351
LAKE SIDE PARK SUB PB 0/36

BARTCHLETT MORGAN/BARTCHLETT TOBY
45155 MICKLER ST
CALLAHAN, FL 32011

2023

29-2N-25-3200-0004-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	04 PLYWOOD 30
Interior Floo	13 LVT/LAMNT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	01 DIST CA 100
Occupancy	00 NONE 100

Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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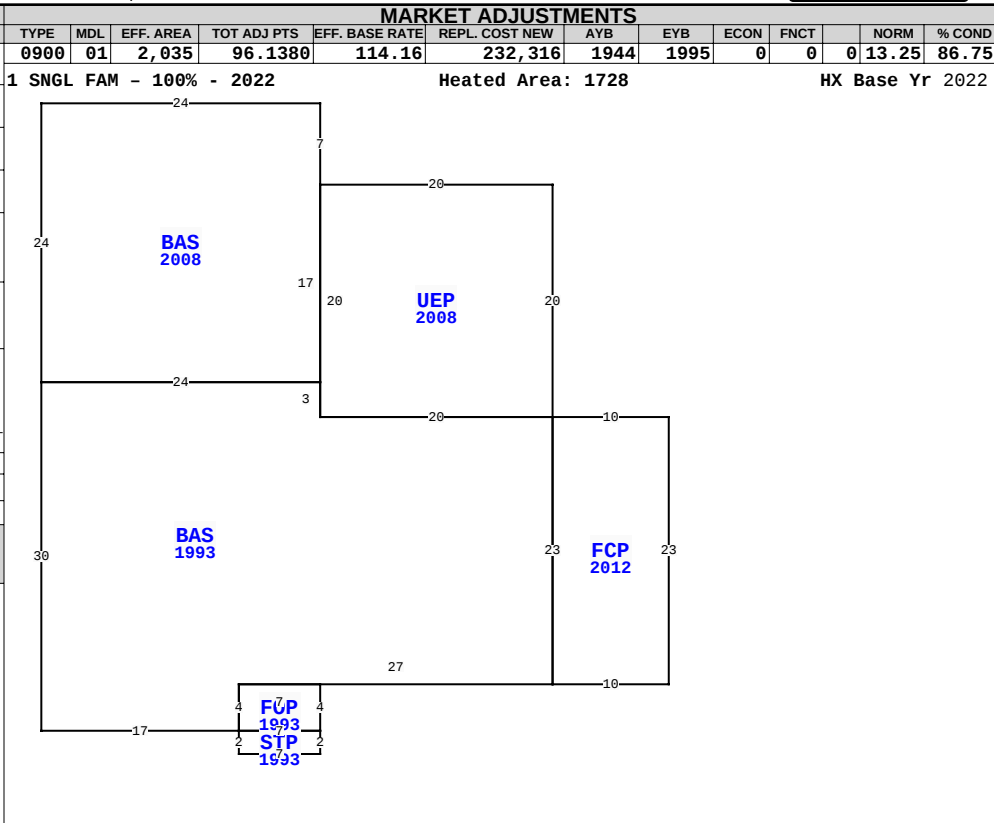
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	114,087
BAS	576	100	576	57,043
FCP	230	25	58	5,744
FOP	28	30	8	792
STP	14	10	1	99
UEP	400	60	240	23,768

TOTALS	2,400		2,035	201,534
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10
2	0810	CONCRETE A	0 100	10	53	530.00	SF	6.50	6.50
3	0811	CONCRETE B	0 100	0	0	668.00	SF	5.20	5.20
4	0810	CONCRETE A	0 100	28	3	84.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006		98.00	168.00	98.00

REVIEW DATE	05/18/2021	BY	KBA
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45155 MICKLER ST, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC 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
1	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	1990	1990	3	20	257	
2	0810	CONCRETE A	0 100	10	53	530.00	SF	6.50	6.50	100	1990	1990	3	62	2,136	
3	0811	CONCRETE B	0 100	0	0	668.00	SF	5.20	5.20	100	1998	1998	3	77	2,675	
4	0810	CONCRETE A	0 100	28	3	84.00	SF	6.50	6.50	100	1998	1998	3	77	420	

LAND DESCRIPTION										TOTAL OB/XF									
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
1	000100	C	SFR	100	0006		98.00	168.00	98.00	FF		1.00	1.00	1.00	500.00	500.00	49,000		

Total Acres: 0.00	Total Land Value: 49,000	Market: 0	Agricultural: 0	Common: 49,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										STANDARD									
Tax Group: 1										Tax Dist:									
BUILDING MARKET VALUE										201,534									
TOTAL MARKET OB/XF VALUE										5,488									
TOTAL LAND VALUE - MARKET										49,000									
TOTAL MARKET VALUE										256,022									
SOH/AGL Deduction										54,833									
ASSESSED VALUE										201,189									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										151,189									
TOTAL JUST VALUE										256,022									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										195,329									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2178	ADDITION	42,000	02/19/1999
1965	H/AC	2,600	05/22/1996
2374	XFOB	10	04/27/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2488/1554	8/16/2021	WD	Q	I	02	278,000	
GRANTOR: DOCKSIDE SOUTH PROPER							
GRANTEE: BARTCHLETT MORGAN &							
2423/0471	1/04/2021	WD	Q	I	01	155,000	
GRANTOR: FONTES MARTIN A OR SU							
GRANTEE: DOCKSIDE SOUTH PROP							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UEP=[YR=2008] W20 BAS=[YR=2008] N7 W24 S24 BAS=[YR=1993] S30 E17 STP=[YR=1993] S2 E7 N2 W7\$ FOP=[YR=1993] E7 N4 W7 S4\$ N4 E27 FCP=[YR=2012] E10 N23 W10 S23\$ N23 W20 N3 W24\$ E24 N17\$ S20 E20 N20\$.									