



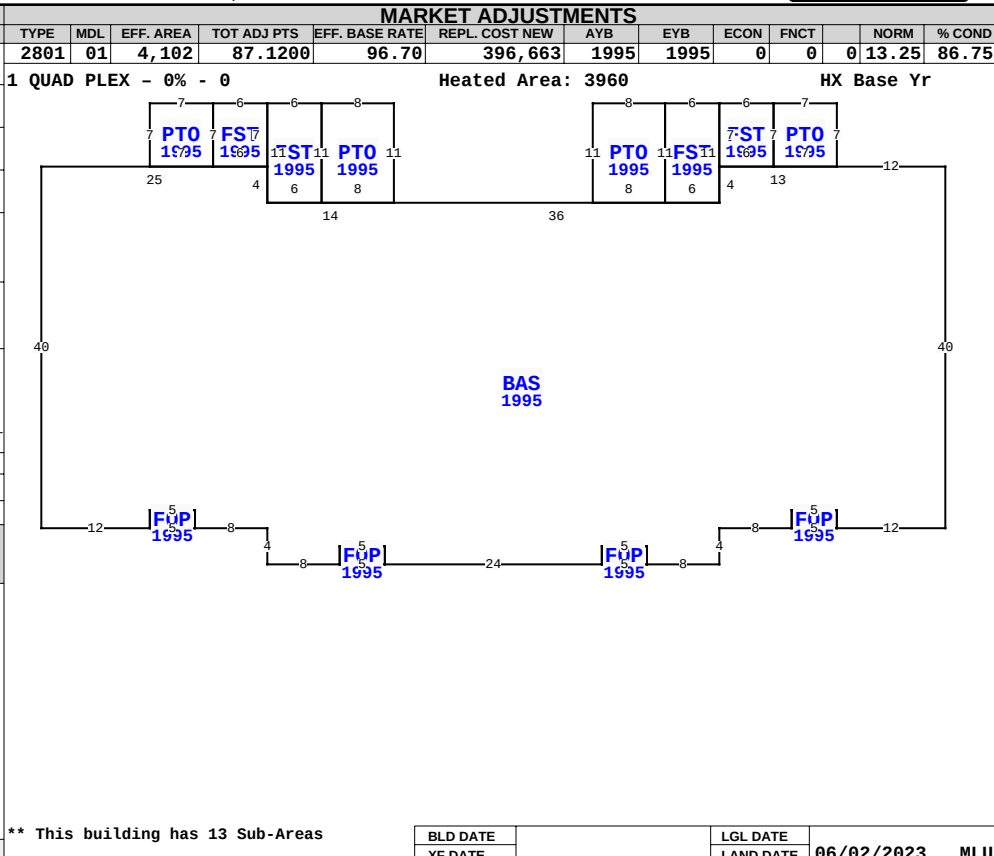
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	4 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03	
DOR CODE	0800	MULTI-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	3,960	100	3,960	332,194
FOP	10	30	3	252
FOP	10	30	3	252
FOP	10	30	3	252
FOP	10	30	3	252
FST	42	55	23	1,929
FST	42	55	23	1,929
FST	66	55	36	3,020
FST	66	55	36	3,020
PTO	49	5	2	167
TOTALS	4,490		4,102	344,105

EXTRA FEATURES							
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0504	FP-ELECTRI	0	0	0	0	
2	0812	CONCRETE C	0	0	0	0	
		</					

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	0	0006		123.00	180.00	123.00
									</



** This building has 13 Sub-Areas										BLD DATE		LGL DATE	
45192 MICKLER ST, CALLAHAN										XF DATE		LAND DATE	06/02/2023
										INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 1 Tax Dist:	
BUILDING MARKET VALUE		344,105	
TOTAL MARKET OB/XF VALUE		20,216	
TOTAL LAND VALUE - MARKET		61,500	
TOTAL MARKET VALUE		425,821	
SOH/AGL Deduction		123,819	
ASSESSED VALUE		302,002	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		302,002	
TOTAL JUST VALUE		425,821	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,670	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2297/0462	7/18/2019	WD U	I	11	
GRANTOR: SAM ABLE PROPERTIES					
GRANTEE: NASSAU RURAL PROPER					
2084/1080	12/15/2015	WD U	I	37	113,000
GRANTOR: NASSAU RURAL PROPERTI					
GRANTEE: SAM ABLE PROPERTIES					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1995] W12 PTO=[YR=1995] N7 W7 FST=[YR=1995] W6 FST=[YR=1995] W6 PTO=[YR=1995] W8 S11 E8 N11 \$ S11 E6 N11 \$ S7 E6 N7 \$ S7 E7 \$ W13 S4 W36 PTO=[YR=1995] N11 W8 FST=[YR=1995] W6 FST=[YR=1995] W6 PTO=[YR=1995] W7 S7 E7 N7 \$ S7 E6 N7 \$ S11 E6 N11 \$ S11 E8 \$ W14 N4 W25 S40 E12 FOP=[YR=1995] E5 N2 W5 S2 \$ N2 E5 S2 E8 S4 E8 FOP=[YR=1995] E5 N2 W5 S2 \$ N2 E5 S2 E24 FOP=[YR=1995] E5 N2 W5 S2 \$ N2 E5 S2 E8 N4 E8 FOP=[YR=1995] E5 N2 W5 S2 \$ N2 E5 S2 E12 N40 \$.	