BLOCK 4 LOT PT OF 5 &
S-7 & S-8 IN OR 294 PG 39 &
OR 370/548 (EX S-11)

WILSON FREDERICK E & PATRICIA
PO BOX 265
CALLAHAN, FL 32011-0265

2023

29-2N-25-3220-0004-0057

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

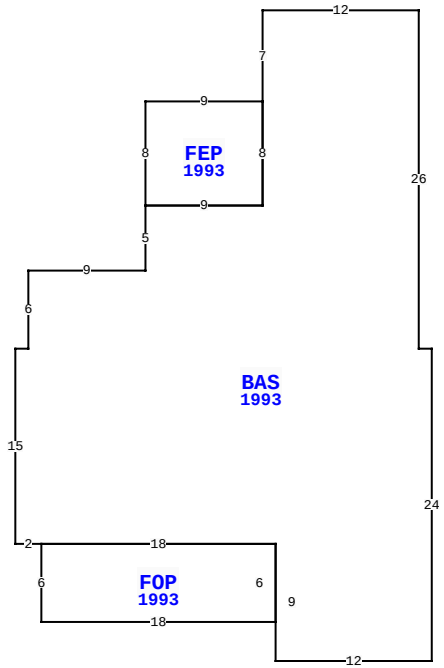
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100	1,053	60,291
FEP	72	80	58	3,321
FOP	108	30	32	1,832
TOTALS	1,233		1,143	65,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,143	95.4000	86.10	98,412	1926	1970	0	0	0	33.50	66.50

1 SINGLE FAM – 100% - 0 Heated Area: 1053 HX Base Yr



45158 MICKLER ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		65,444
TOTAL MARKET OB/XF VALUE		360
TOTAL LAND VALUE - MARKET		69,000
TOTAL MARKET VALUE		134,804
SOH/AGL Deduction		95,332
ASSESSED VALUE		39,472
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,472
TOTAL JUST VALUE		134,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B224536	XFOB	0	04/01/2022
M2423	REMODEL	15,000	02/01/2002
M994000	H/AC	2,685	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0294/0039	6/01/1979	WD	Q	I		11,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S7 FEP=[YR=1993] W9 S8 E9 N8 $ S8 W9 S5 W9 S6 W1 S15 E2 FOP=[YR=1993] S6 E18 N6 W18 $ E18 S9 E12 N24 W1 N26 $.

EXTRA FEATURES

LN	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
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	15.00	15.00	100	1970	1970	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 360

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			75.00	100.00	75.00	FF		1.00	1.00	1.00	500.00	500.00	37,500							
2	000100	C	SFR	100			63.00	100.00	63.00	FF		1.00	1.00	1.00	500.00	500.00	31,500							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 08/02/2023 BY SYS