

SUB A & B OF LOT 9 (S-1)
IN OR 2102/529
SUB SEC 49 PB 2/15

CALLAHAN PROPERTY RENOVATIONS LLC
45219 DUTTON WAY
CALLAHAN, FL 32011

2023

49-2N-25-4100-0009-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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	06	DIST 1D 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	1,500	100	1,500	124,576
FCP	248	25	62	5,149
FOP	112	30	34	2,824
UST	40	45	18	1,495

TOTALS	1,900		1,614	134,044
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	61	21			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	RS-1	183.00	190.00	183.00

REVIEW DATE 05/13/2020 BY KB

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,614	109.5480	98.87	159,576	1954	1990	0	0	0	16.00	84.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1500 HX Base Yr													
45023 MICKLER ST, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/02/2023 MLU													

TOTAL OB/XF 3,177													
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
FF		1.00	1.00	1.00	500.00	500.00	91,500						

TOTAL OB/XF 3,177													
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
FF		1.00	1.00	1.00	500.00	500.00	91,500						

Total Acres: 0.00 Total Land Value: 91,500 Market: 0 Agricultural: 0 Common: 91,500

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		134,044	
TOTAL MARKET OB/XF VALUE		3,177	
TOTAL LAND VALUE - MARKET		91,500	
TOTAL MARKET VALUE		228,721	
SOH/AGL Deduction		52,059	
ASSESSED VALUE		176,662	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		176,662	
TOTAL JUST VALUE		228,721	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		172,600	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4292	REPAIR/RRF	0	12/05/2019
2280	CHNGE SRVC	1,000	08/02/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2102/0529	2/15/2017	WD U	I	I	37	50,000	
GRANTOR: GRIMMAGE MICHAEL & TO							
GRANTEE: CALLAHAN PROPERTY R							
1286/1815	1/11/2005	QC U	I	I	01	25,000	
GRANTOR: GRIMMAGE MICHAEL L							
GRANTEE: GRIMMAGE MICHAEL &							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W50 S10 FCP=[YR=1993] W4 UST=[YR=1993] W8 S5 E8 N5 \$ S5 W8 S19 E12 FOP=[YR=1993] E28 N4 W28 S4 \$ N24 \$ S20 E50 N30 \$.													

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