PT OF LOT 1
IN OR 2538/1045
MCARTHUR SUB PB 3/16

BLACK JONATHAN K/BLACK THOMAS & LILLIAN
45039 MICKLER ST
CALLAHAN, FL 32011

2023

49-2N-25-4140-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

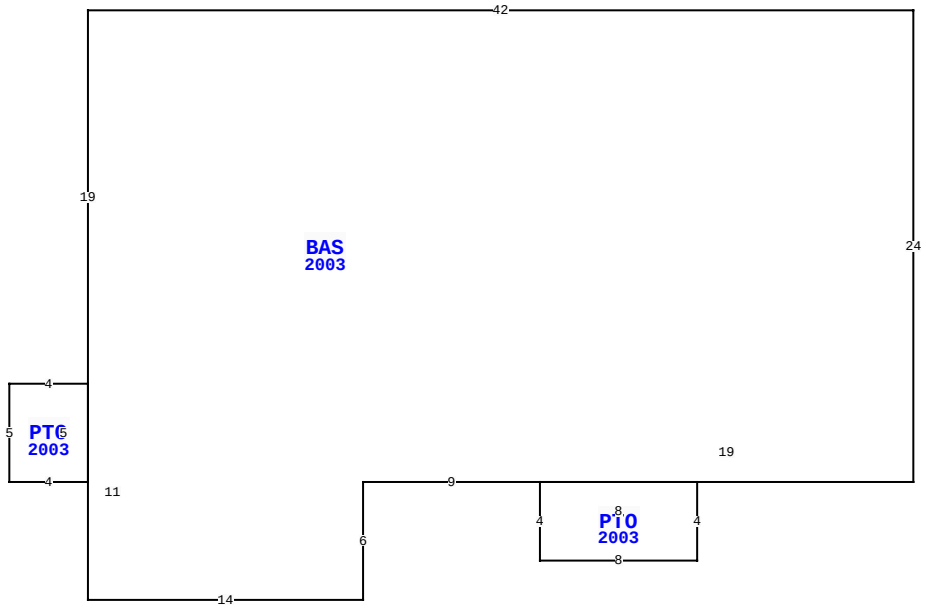
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,092	100	1,092	124,617
PTO	20	5	1	114
PTO	32	5	2	229
TOTALS	1,144		1,095	124,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,095	105.8940	125.75	137,696	2003	2003	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2004 Heated Area: 1092 HX Base Yr 2004



45039 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		124,959
TOTAL MARKET OB/XF VALUE		3,599
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		178,058
SOH/AGL Deduction		97,396
ASSESSED VALUE		80,662
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		30,662
TOTAL JUST VALUE		178,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2585	NEW CONSTR	0	12/02/2002
B2585	NEW CONSTR	65,000	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/1045	4/01/2021	QC	U	I	11	100
GRANTOR: BLACK JONATHAN K & MI						
GRANTEE: BLACK JONATHAN K, T						
1152/1150	7/10/2003	WD	U	I	06	66,000
GRANTOR: HAPUTA GREGORY						
GRANTEE: REAVES JOHN J JR TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W42 S19 PTO=[YR=2003] W4 S5 E4 N5$ S11 E14 N6 E9 PTO=[YR=2003] S4 E8 N4 W8$ E19 N24$.

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
1	0811	CONCRETE B	0	100	0	0	824.00	SF	5.20	5.20	100	2003	2003	3	84	3,599	

LAND DESCRIPTION

TOTAL OB/XF 3,599

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		RS-1	99.00	83.00	99.00	FF		1.00	1.00	1.00	500.00	500.00	49,500							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/02/2023 BY SYS