

LOTS 5 & 6
IN OR 1442/1231
MCARTHUR SUB PB3/16

RIVERA ELIZABETH E
45077 MICKLER STREET
CALLAHAN, FL 32011

2023

49-2N-25-4140-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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
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	1,981	100	1,981	161,504
FCP	456	25	114	9,294
FOP	272	30	82	6,685
FOP	88	30	26	2,120
TOTALS	2,797		2,203	179,603

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
4	0940	SHEDS/PORT	0 100	10	16	160.00	SF	22.50	22.50	100	1998
5	0810	CONCRETE A	0 100	40	3	120.00	SF	6.50	6.50	100	1990
7	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1985
8	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006		184.00	171.00	184.00	FF	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,203	111.5240	100.65	221,732	1947	1975	0	0	0	19.00	81.00
1 SINGLE FAM - 100% - 0 Heated Area: 1981 HX Base Yr												
45077 MICKLER ST, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/02/2023 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		179,603	
TOTAL MARKET OB/XF VALUE		3,328	
TOTAL LAND VALUE - MARKET		92,000	
TOTAL MARKET VALUE		274,931	
SOH/AGL Deduction		178,349	
ASSESSED VALUE		96,582	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		46,582	
TOTAL JUST VALUE		274,931	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		224,199	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4032	REPAIR/RRF	0	03/07/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1442/1231	9/07/2006	QC U	I	07	
GRANTOR: TANNER ELIZABETH E SM					
GRANTEE: RIVERA ELIZABETH E					
1329/1810	6/30/2005	QC U	I	06	
GRANTOR: TANNER ELIZABETH E					
GRANTEE: RIVERA ELIZABETH E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W8 N10 W25 FOP=[YR=2005] N8 W11 FCP=[YR=2005] N11 W24 S19 E24 N8 \$ S8 E11\$ W8 S22 W20 S19 E23 FOP=[YR=1993] S8 E34 N8 W34\$ E38 N31 \$.											