LOT 8
PT OR 1101/1820
R106876 & R106877

JAN INVESTMENT INC
PO BOX 455
CALLAHAN, FL 32011-0455

2023

49-2N-25-4140-0008-0000

BUILDING CHARACTERISTICS

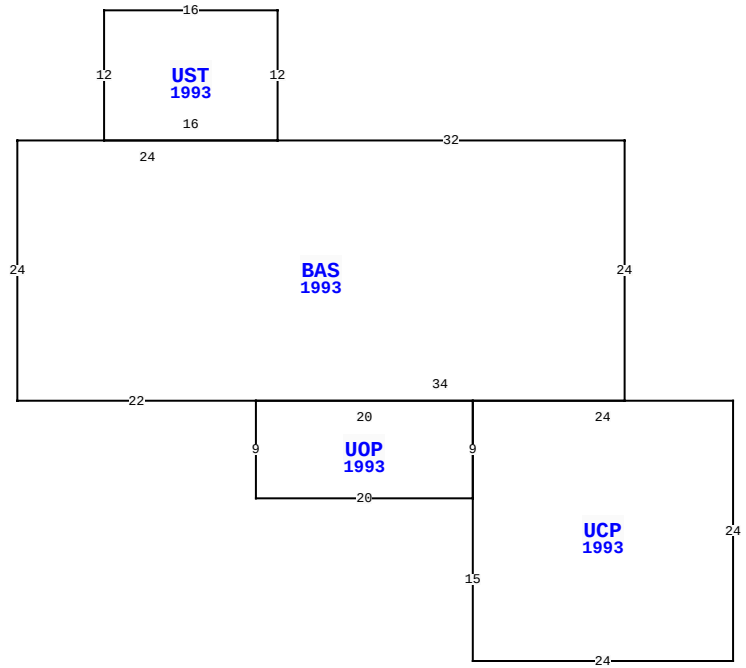
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	21,390
UCP	576	20	115	1,830
UOP	180	25	45	716
UST	192	55	106	1,687
TOTALS	2,292		1,610	25,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,610	81.6200	53.05	85,410	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



45105 MICKLER ST, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	25,623
TOTAL MARKET OB/XF VALUE	2,677
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	78,300
SOH/AGL Deduction	27,985
ASSESSED VALUE	50,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,315
TOTAL JUST VALUE	78,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1101/1820	12/18/2002	WD	U	I	07	100
GRANTOR: GREEN TROY & JASON C						
GRANTEE: JAN INVESTMENT GROU						
1039/0395	2/22/2002	WD	U	I	06	75,000
GRANTOR: GREEN VIRGINIA L &						
GRANTEE: JAN INVESTMENT INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 UST=[YR=1993] N12 W16 S12 E16$ W24 S24 E22 UOP=[YR=1993] S9 E20 UCP=[YR=1993] S15 E24 N24 W24 S9$ N9 W20$ E34 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	0940	SHEDS/PORT	0	0	10	16	160.00	SF	19.50	19.50	100	1978	1978	3	20	624	
2	0812	CONCRETE C	0	0	0	0	1,771.00	SF	4.00	4.00	100	1975	1975	3	27	1,913	
3	0940	SHEDS/PORT	0	0	6	6	36.00	SF	19.50	19.50	100	1993	1993	3	20	140	

LAND DESCRIPTION

TOTAL OB/XF 2,677

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	000102	C	SFR/MH	0			100.00	171.00	100.00	FF		1.00	1.00	1.00	500.00	500.00	50,000							

REVIEW DATE 06/02/2017 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS