

BELL RONALD WAYNE/BELL DONALD GARY
45219 MICKLER ST
CALLAHAN, FL 32011

51-2N-25-0000-0024-0000

[illegible]

BELL RONALD WAYNE/BELL DONALD GARY
45219 MICKLER ST
CALLAHAN, FL 32011

2023

31-ZK-ZS-0000-0024-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		15	CONC BLOCK 100		1101	04	600	90.7725	132.98	79,788	1960	1960	0	0	0	50.00	50.00	VALUATION BY		STANDARD														
Roof Structur		02	SHED 100		4 RETAILSTOR - 0% - 0													Heated Area: 600					HX Base Yr											
Roof Cover		01	MINIMUM 100		30 20 30 BAS 1993 20															BUILDING MARKET VALUE					99,805									
Interior Wall		03	PLASTER 80																	TOTAL MARKET OB/XF VALUE					6,447									
Interior Wall		04	PLYWOOD 20																	TOTAL LAND VALUE - MARKET					326,068									
Interior Floo		10	TERRAZZO 100																	TOTAL MARKET VALUE					432,320									
Ceiling		01	FIN.SUSPD 100																	SOH/AGL Deduction					120,644									
Air Condition		02	WINDOW 100																	ASSESSED VALUE					311,676									
Heating Type		03	FORCED AIR 100																	TOTAL EXEMPTION VALUE					0									
Fixtures		2	100																	BASE TAXABLE VALUE					311,676									
Frame		03	MASONRY 100																	TOTAL JUST VALUE					432,320									
Story Height			10 100																	NCON VALUE					0									
RMS			3 100		INCOME VALUE																													
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE					421,981																								
Units			0 100																															
BUD8 Adjustme		06	DIST 1D 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		1200	STORE/OFFICE/RESID																															
MAP NUM			MKT AREA				07																											
NEIGHBORHOOD/LOC		8002.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	600	100	600	39,894																														
TOTALS					600		600	39,894																										
EXTRA FEATURES					542738 US HWY 1, CALLAHAN										BLD DATE 10/30/2020					KK					LGL DATE 10/30/2020					KK				
L N	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																	
LAND DESCRIPTION					TOTAL OB/XF 0																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										