

PARSLEY TIMOTHY SR
55435 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

29-2N-25-3120-0026-0010

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100
04 WOOD TRUSS 100
03 COMP SHNGL 100
05 DRYWALL 100
02 MIN PLYWD 70
03 CONC FINSH 30
03 CENTRAL 100
04 AIR DUCTED 100
4 100
01 TYP WD 100
10 100
5 100
1. 1. 100
0 100
00 NONE 100

03 Quality Level 03
1100 STORES, 1 STORY
MKT AREA 07
7002.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS 2,240 100 2,240 174,215

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

1101 04 2,240 82.6928 117.84 263,962 1993 1993 0 0 34.00 66.00

1 RETAILSTOR - 0% - 0 Heated Area: 2240 HX Base Yr

40

-56

BAS 1993

-56

40

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 1 Tax Dist:

BUILDING MARKET VALUE 174,215
TOTAL MARKET OB/XF VALUE 12,874
TOTAL LAND VALUE - MARKET 32,628
TOTAL MARKET VALUE 219,717
SOH/AGL Deduction 36,260
ASSESSED VALUE 183,457
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 183,457
TOTAL JUST VALUE 219,717
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 230,403

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

0779/1336 12/16/1996 WD U I 01 100

GRANTOR: PARSELEY RALPH COMPTON
GRANTEE: PARSELEY TIMOTHY SR
0691/1592 11/05/1993 WD U V I 01 100
GRANTOR: PARSELEY TIMOTHY SR
GRANTEE: PARSELEY RALPH COMPT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S40 E56 N40\$.

EXTRA FEATURES

45390 MICKLER ST, CALLAHAN

BLD DATE 02/17/2022 XF DATE 02/17/2022 INC DATE KK LGL DATE LAND DATE AG DATE 02/17/2022 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

1 0812 CONCRETE C 0 0 0 0 4,576.00 SF 4.00 4.00 100 1993 1993 3 66 12,081

2 0400 CONC CURB 0 0 0 0 48.00 LF 15.00 15.00 100 1993 1993 3 74 533

3 0097 AWNING CN 0 0 0 0 10.00 SF 65.00 65.00 100 2000 2000 3 40 260

LAND DESCRIPTION

TOTAL OB/XF 12,874

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

1 001100 C STORE 1FLR 0 MU 141.00 90.00 10,875.88 SF 1.00 1.00 1.00 3.00 3.00 32,628

REVIEW DATE 02/17/2022 BY KK

Total Acres: 0.00 Total Land Value: 32,628 Market: 0 Agricultural: 0 Common: 32,628 PRINTED 08/06/2024 BY SYS