BLK 2 PT LOT 4 IN OR 1300/1105
JEHU BOOTHE SURVEY PBK 1/29
{A/K/A BLK 9 PT LOTS 5,6 & 7

PURVIS ALISON
PO BOX 656
CALLAHAN, FL 32011

2024

29-2N-25-3120-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

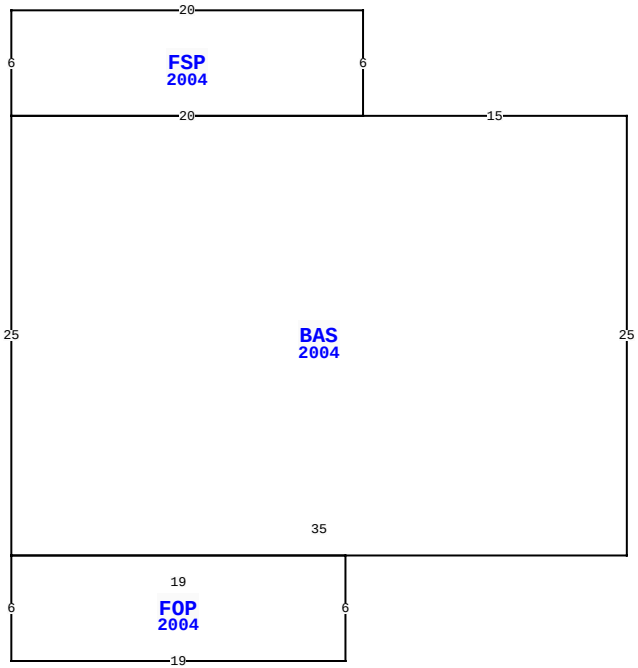
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	875	100	875	87,021
FOP	114	30	34	3,382
FSP	120	40	48	4,774
TOTALS	1,109		957	95,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	957	116.6400	110.81	106,045	2002	2002	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2018 Heated Area: 875 HX Base Yr 2018



45374 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		95,175
TOTAL MARKET OB/XF VALUE		4,546
TOTAL LAND VALUE - MARKET		81,200
TOTAL MARKET VALUE		180,921
SOH/AGL Deduction		107,969
ASSESSED VALUE		72,952
TOTAL EXEMPTION VALUE	HX HB	47,952
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		180,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4092	REPAIR/RRF	0	01/17/2017
B2339	NEW CONSTR	40,000	02/07/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2146/0539	8/23/2017	PR	U	I	11	100
GRANTOR: WRYE ANNETTE EST						
GRANTEE: CONWAY MARTHA, PATR						
2157/1187	7/07/2017	QC	U	I	11	100
GRANTOR: CONWAY MARTHA, PATRIC						
GRANTEE: PURVIS ALISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 FSP=[YR=2004] N6 W20 S6 E20 $ W20 S25
FOP=[YR=2004] S6 E19 N6 W19 $ E35 N25 $.

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	100	10	20	200.00	SF	13.20	13.20	100	1970	1970	3	20	528	
2	0810	CONCRETE A	0	100	0	0	376.00	SF	6.50	6.50	100	1970	1970	3	21	513	
3	0811	CONCRETE B	0	100	0	0	822.00	SF	5.20	5.20	100	2002	2002	3	82	3,505	

LAND DESCRIPTION

TOTAL OB/XF 4,546

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	000000	C	VAC RES	100	0006	MU	116.00	105.00	116.00	FF		1.00	1.00	1.00	700.00	700.00	81,200							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 81,200 Market: 0 Agricultural: 0 Common: 81,200 PRINTED 08/06/2024 BY SYS