PT BLOCK 10
IN OR 1009/1169 & OR 1646/458
ESMT IN OR 705/416

BENNETT ANNETTE R
9616 SHELLIE ROAD
JACKSONVILLE, FL 32257

2024

29-2N-25-3120-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

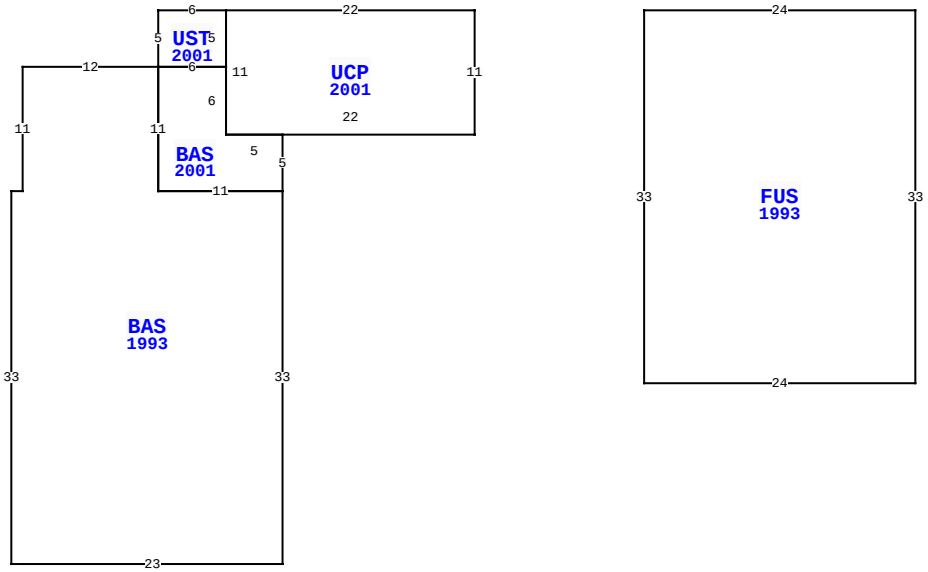
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	8,207
BAS	91	100	91	808
FUS	792	100	792	7,035
UCP	242	20	48	426
UST	30	45	14	124
TOTALS	2,079		1,869	16,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,869	46.7460	44.41	83,002	1900	1900	0	0	40	50.00	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1807 HX Base Yr



45334 MICKLER ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	16,600
TOTAL MARKET OB/XF VALUE	655
TOTAL LAND VALUE - MARKET	52,980
TOTAL MARKET VALUE	70,235
SOH/AGL Deduction	23,755
ASSESSED VALUE	46,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,480
TOTAL JUST VALUE	70,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,794

BLDG:1:1: AP% DUE TO INTERIOR/EXTERIOR CONDITION D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1646/0458	10/30/2009	QC	U	I	11	100
GRANTOR: BENNETT LESLIE D						
GRANTEE: BENNETT ANNETTE R						
1009/1169	9/27/2001	WD	U	I	06	34,000
GRANTOR: JAN INVESTMENT GROUP						
GRANTEE: BENNETT LESLIE D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-28,5] W12 S11 W1 S33 E1 E23 N33 W11 N11 $
FUS=[YR=1993;ORIG=15,0] E24 S33 W24 N33 $
UCP=[YR=2001;ORIG=0,0] W22 S11 E22 N11 $
BAS=[YR=2001;ORIG=-17,16] N5 W5 N6 W6 S11 E11 $
UST=[YR=2001;ORIG=-22,0] W6 S5 E6 N5 $
PTR=[ORIG=0,0] E15 W15 $
.

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	0802	ASPHALT B	0	0	0	0	546.00	SF	2.40	2.40	100	1960	1960	3	50	655	

LAND DESCRIPTION

TOTAL OB/XF 655

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	001000	C	COMMERCIAL	0		CG -	C 0.00	0.00	17,660.00	SF		1.00	1.00	1.00	3.00	3.00	52,980							

REVIEW DATE 11/20/2023 BY KWA Total Acres: 0.00 Total Land Value: 52,980 Market: 0 Agricultural: 0 Common: 52,980 PRINTED 08/06/2024 BY SYS