PT OR 1415/396
EX R/W PT OR 708/139
J M DANCY SURVEY

BROOKS OLIVIA A & IVIE E JR/CO-TRUSTEES OF OLIVIA
1158 HOLMESDALE ROAD
JACKSONVILLE, FL 32207

2024

29-2N-25-3120-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

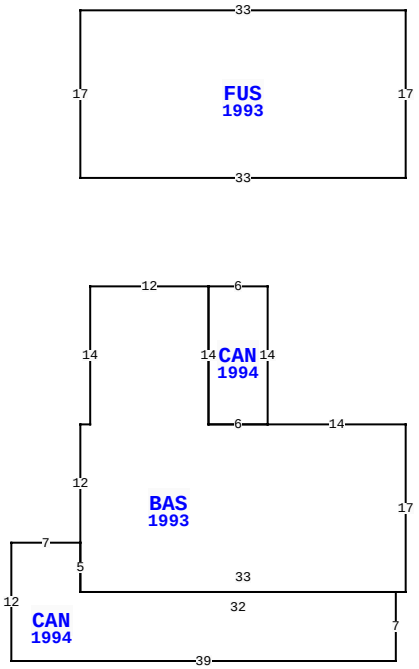
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	729	100	729	41,590
CAN	84	30	25	1,427
CAN	308	30	92	5,249
FUS	561	100	561	32,005
TOTALS	1,682		1,407	80,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,407	80.0730	114.10	160,539	1920	1980	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1290 HX Base Yr



45309 MICKLER ST, CALLAHAN

BLD DATE	09/22/2020	KK	LGL DATE	
XF DATE	09/22/2020	KK	LAND DATE	09/22/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	80,270
TOTAL MARKET OB/XF VALUE	1,488
TOTAL LAND VALUE - MARKET	127,920
TOTAL MARKET VALUE	209,678
SOH/AGL Deduction	101,372
ASSESSED VALUE	108,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,306
TOTAL JUST VALUE	209,678
NCON VALUE	0
INCOME VALUE	77,739
PREVIOUS YEAR MKT VALUE	211,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0000	REPAIR/RRF	5,200	10/31/2000
059	REPAIR/RRF	1,900	06/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/0396	5/25/2006	QC	U	I	01	100
GRANTOR: BROOKS IVIE E & OLIVI						
GRANTEE: BROOKS OLIVIA A & I						
0708/0139	6/28/1994	WD	U	V	03	47,600
GRANTOR: BROOKS IVIE & OLIVIA						
GRANTEE: STATE OF FLA DEPT T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 CAN=[YR=1994] N14 W6 S14 E6$ W6 N14 W12 S14 W1 S12 CAN=[YR=1994] W7 S12 E39 N7 W32 N5$ S5 E33 N17 $ PTR=N25 FUS=[YR=1993] N17 W33 S17 E33$ S25$.

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	0510	GARAGE WD-	0	0	23	12	276.00	SF	26.95	26.95	100	1920	1920	3	20	1,488	

LAND DESCRIPTION

TOTAL OB/XF 1,488

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	001100	C	STORE 1FLR	0	0004	CG -	C 0.00	0.00	42,640.00	SF		1.00	1.00	1.00	3.00	3.00	127,920							

REVIEW DATE 09/22/2020 BY KK Total Acres: 0.00 Total Land Value: 127,920 Market: 0 Agricultural: 0 Common: 127,920 PRINTED 08/06/2024 BY SYS