

BLK 1 PT OF LOTS 1 & 2 IN  
OR 1973/920 (EX PT IN R/W IN  
OR 953/1193)

FERRELL JUDY M  
45291 MICKLER ST  
CALLAHAN, FL 32011

2024

29-2N-25-3200-0001-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 60     |
| Interior Wall            | 02 | WALL BD/WD 40  |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 2  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 01 | DIST CA 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       | 628              | 100         | 628          | 52,589               |
| BAS       | 888              | 100         | 888          | 74,361               |
| FCP       | 216              | 25          | 54           | 4,522                |
| FOP       | 156              | 30          | 47           | 3,936                |
| FOP       | 112              | 30          | 34           | 2,847                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,000 | 1,651 | 138,255 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0940       | SHEDS/PORT  | 0 100   | 20 | 10 | 200.00 | SF | 20.10 | 20.10          | 100       | 1985    |
| 2              | 0810       | CONCRETE A  | 0 100   | 30 | 10 | 300.00 | SF | 6.50  | 6.50           | 100       | 1985    |
| 3              | 0801       | ASPHALT A   | 0 100   | 8  | 10 | 80.00  | SF | 3.00  | 3.00           | 100       | 2006    |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000000   | C   | VAC RES              | 100 |     | MU       | 180.00 | 128.00 | 180.00      | FF        |     |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 06/03/2021 | BY | KBA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |         |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0100                                                         | 01  | 1,651     | 102.2000    | 97.09          | 160,296        | 1920 | 1995 | 0    | 0    | 0 13.75 | 86.25  |
| 1 SINGLE FAM - 100% - 2017 Heated Area: 1516 HX Base Yr 2017 |     |           |             |                |                |      |      |      |      |         |        |
|                                                              |     |           |             |                |                |      |      |      |      |         |        |

|                            |                        |           |                |
|----------------------------|------------------------|-----------|----------------|
| 45291 MICKLER ST, CALLAHAN | BLD DATE 07/24/2008 JW | LGL DATE  | 06/02/2023 MLU |
|                            | XF DATE 07/24/2008 JW  | LAND DATE |                |
|                            | INC DATE               | AG DATE   |                |

| 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   | 0940       | SHEDS/PORT  | 0 100   | 20 | 10 | 200.00 | SF | 20.10 | 20.10          | 100       | 1985    | 1985        | 3 | 20     | 804             |       |
| 2   | 0810       | CONCRETE A  | 0 100   | 30 | 10 | 300.00 | SF | 6.50  | 6.50           | 100       | 1985    | 1985        | 3 | 47     | 917             |       |
| 3   | 0801       | ASPHALT A   | 0 100   | 8  | 10 | 80.00  | SF | 3.00  | 3.00           | 100       | 2006    | 2006        | 3 | 58     | 139             |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000000   | C   | VAC RES              | 100 |     | MU       | 180.00 | 128.00 | 180.00      | FF        |     |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 06/03/2021 | BY | KBA |
|-------------|------------|----|-----|

|              |      |                   |         |         |   |               |   |         |         |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|
| Total Acres: | 0.00 | Total Land Value: | 126,000 | Market: | 0 | Agricultural: | 0 | Common: | 126,000 |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|

| NASSAU COUNTY PROPERTY    |           |  |   |
|---------------------------|-----------|--|---|
| PAGE 1 of 1               |           |  | 1 |
| VALUATION SUMMARY         |           |  |   |
| VALUATION BY              | STANDARD  |  |   |
| Tax Group: 1              | Tax Dist: |  |   |
| BUILDING MARKET VALUE     | 138,255   |  |   |
| TOTAL MARKET OB/XF VALUE  | 1,860     |  |   |
| TOTAL LAND VALUE - MARKET | 126,000   |  |   |
| TOTAL MARKET VALUE        | 266,115   |  |   |
| SOH/AGL Deduction         | 134,177   |  |   |
| ASSESSED VALUE            | 131,938   |  |   |
| TOTAL EXEMPTION VALUE     | 55,000    |  |   |
| BASE TAXABLE VALUE        | 76,938    |  |   |
| TOTAL JUST VALUE          | 266,115   |  |   |
| NCON VALUE                | 0         |  |   |
| INCOME VALUE              |           |  |   |
| PREVIOUS YEAR MKT VALUE   | 224,023   |  |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 2379       | FIRE SPRNK  | 0   | 08/01/2001 |

| SALES DATA              |            |           |     |     |        |
|-------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number       | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1973/0920               | 4/09/2015  | WD        | Q   | I   | 02     |
| GRANTOR: PMR LLC        |            |           |     |     |        |
| GRANTEE: FERRELL JUDY M |            |           |     |     |        |
| 1893/1051               | 12/13/2013 | CT        | U   | I   | 18     |
| GRANTOR: CLERK OF COURT |            |           |     |     |        |
| GRANTEE: PMR LLC        |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2001] W36 S10 FOP=[YR=2002] W8 S14 FCP=[YR=1994] W4 S18 E12 FOP=[YR=2001] E14 S6 E6 BAS=[YR=1993] E3 S2 E1 S1 E8 N1 E1 N2 E3 N20 W24 N10 W12 S18 E20 S12 \$ N12 W20 S6 \$ N18 W8 \$ E8 N14 \$ S8 E12 S10 E24 N28 \$ . |  |  |  |  |  |  |  |  |  |  |  |