BLOCK 4 LOT 2
IN OR 1041/402
LAKESIDE PARK SUB PB 0/36

NORMAN JENNIFER M/NORMAN HILDA B
45171 MICKLER STREET
CALLAHAN, FL 32011

2024

29-2N-25-3200-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

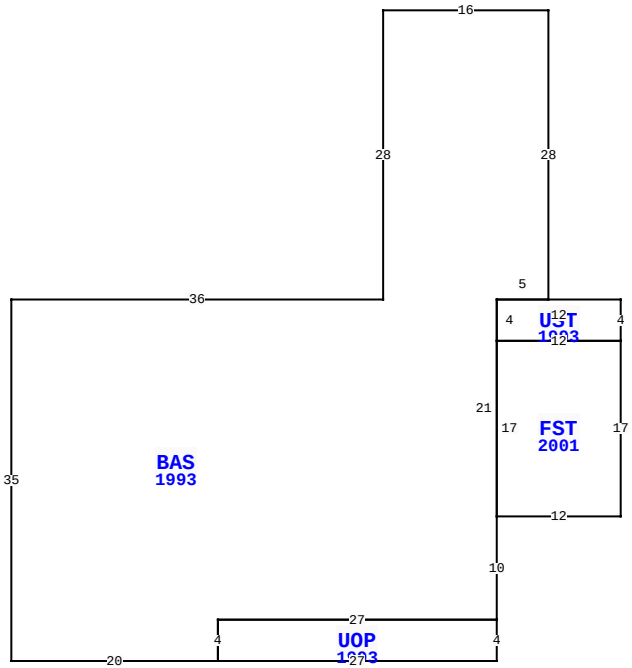
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,985	100	1,985	94,524
FST	204	55	112	5,333
UOP	108	20	22	1,048
UST	48	45	22	1,048
TOTALS	2,345		2,141	101,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,141	91.1400	86.58	185,368	1948	1948	0	0	0	45.00	55.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1985 HX Base Yr 2003



45171 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		101,952
TOTAL MARKET OB/XF VALUE		1,447
TOTAL LAND VALUE - MARKET		68,600
TOTAL MARKET VALUE		171,999
SOH/AGL Deduction		87,326
ASSESSED VALUE		84,673
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		34,673
TOTAL JUST VALUE		171,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/0402	3/04/2002	WD	U	I	01	55,000

GRANTOR: MCCORMICK DARRELL & A

GRANTEE: NORMAN HILDA & JENN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S28 W36 S35 E20 UOP=[YR=1993] E27 N4 W27 S4$ N4 E27 N10 FST=[YR=2001] E12 N17 UST=[YR=1993] N4 W12S4 E12$ W12 S17 $ N21 E5 N28$.

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	0810	CONCRETE A	0	100	0	0	430.00	SF	6.50	6.50	100	1975	1975	3	26	727	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	36	720	

LAND DESCRIPTION

TOTAL OB/XF 1,447

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	RL	98.00	168.00	98.00	FF		1.00	1.00	1.00	700.00	700.00	68,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 68,600 Market: 0 Agricultural: 0 Common: 68,600 PRINTED 08/06/2024 BY SYS