

BLOCK 4 LOT 3
R/W ESMT IN OR 960/1354
LAKE SIDE PARK SUB PB0/36

MELLECKER MICHELLE ROSE & DAVID LANCE
45163 S MICKLER STREET
CALLAHAN, FL 32011

2024

29-2N-25-3200-0004-0030



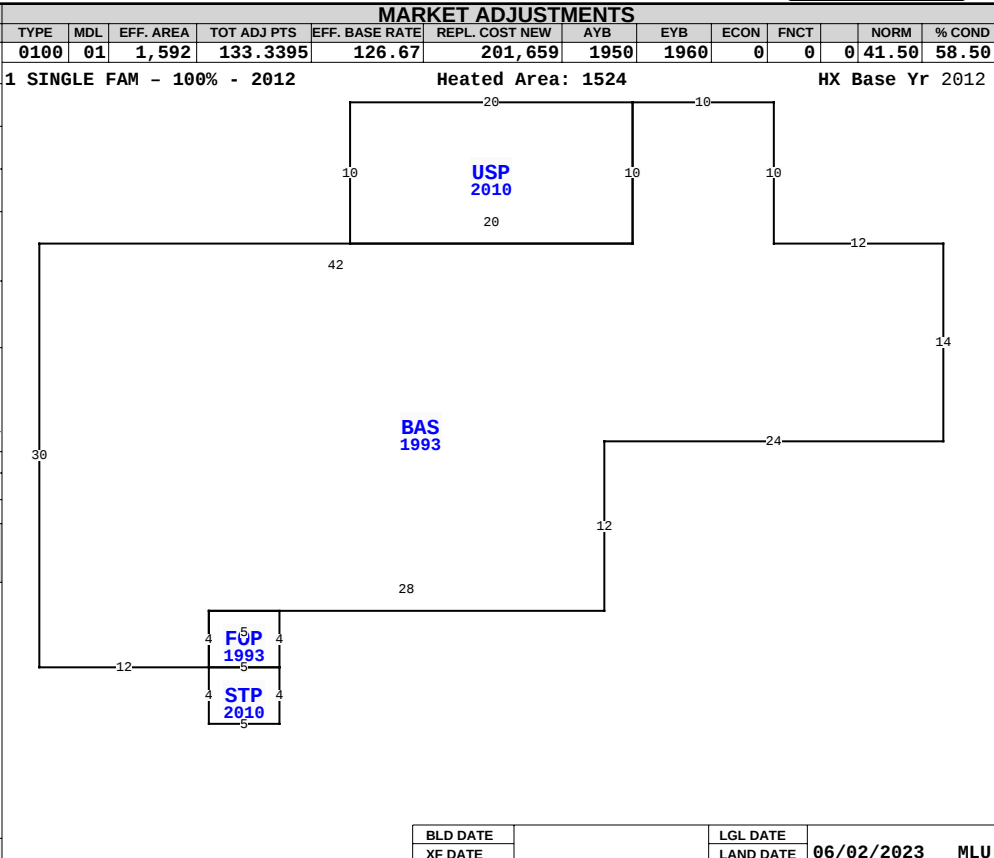
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,524	100	1,524	112,931
FOP	20	30	6	445
STP	20	10	2	148
USP	200	30	60	4,446
TOTALS	1,764		1,592	117,971

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	1,478.00	SF	5.20	5.20	100	1985
2	0681	POLE SHED	0 100	10	15	150.00	SF	15.00	15.00	100	1990
3	0940	SHEDS/PORT	0 100	5	10	50.00	SF	30.00	30.00	100	1990

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		RL	98.00	168.00	98.00	FF	1.00



NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		117,971	
TOTAL MARKET OB/XF VALUE		4,362	
TOTAL LAND VALUE - MARKET		68,600	
TOTAL MARKET VALUE		190,933	
SOH/AGL Deduction		108,246	
ASSESSED VALUE		82,687	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		32,687	
TOTAL JUST VALUE		190,933	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		166,587	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2454	REPAIR/RRF	500,000,000	06/26/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2409/1931	10/22/2020	QC	U	I	11	100
GRANTOR: MELLECKER DAVID LANE						
GRANTEE: MELLECKER MICHELLE						
2409/1928	10/22/2020	QC	U	I	11	64,400
GRANTOR: FONTES SUZANNE KATHLE						
GRANTEE: MELLECKER DAVID LAN						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 N10 W10 USP=[YR=2010] W20 S10 E20 N10S\$10 W42 S30 E12 STP=[YR=2010] S4 E5 N4 FOP=[YR=1993] N4 W5 S4 E5\$ W5\$ N4 E28 N12 E24 N14\$.											

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1	000000	C	VAC RES	100		RL	98.00	168.00	98.00	FF	1.00