BLOCK 3 PT OF LOT 5
IN OR 2297/462
WILSON & OGILVIE SUB DB-9/500

NASSAU RURAL PROPERTIES LLC
PO BOX 15163
FERNANDINA BEACH, FL 32035

2024

29-2N-25-3220-0003-0055

BUILDING CHARACTERISTICS

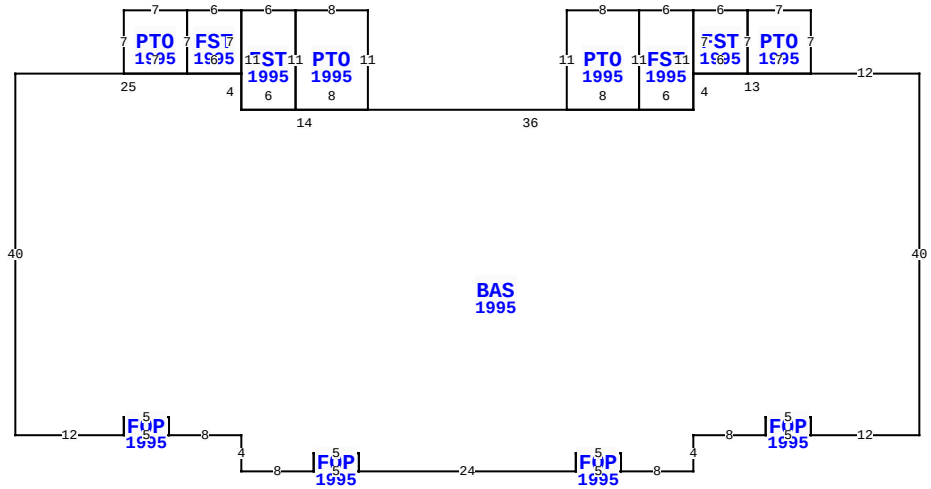
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		4 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	3,960	100	3,960	357,056
FOP	10	30	3	271
FOP	10	30	3	271
FOP	10	30	3	271
FOP	10	30	3	271
FST	42	55	23	2,073
FST	42	55	23	2,073
FST	66	55	36	3,246
FST	66	55	36	3,246
PTO	49	5	2	180
TOTALS	4,490		4,102	369,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2801	01	4,102	87.1200	104.54	428,823	1995	1995	0	0	0	13.75	86.25

1 QUAD PLEX - 0% - 0 Heated Area: 3960 HX Base Yr



** This building has 13 Sub-Areas

45192 MICKLER ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	369,860
TOTAL MARKET OB/XF VALUE	19,670
TOTAL LAND VALUE - MARKET	86,100
TOTAL MARKET VALUE	475,630
SOH/AGL Deduction	143,428
ASSESSED VALUE	332,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,202
TOTAL JUST VALUE	475,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/0462	7/18/2019	WD	U	I	11	100
GRANTOR: SAM ABLE PROPERTIES						
GRANTEE: NASSAU RURAL PROPER						
2084/1080	12/15/2015	WD	U	I	37	113,000
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: SAM ABLE PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W12 PTO=[YR=1995] N7 W7 FST=[YR=1995] W6 FST=[YR=1995] W6 PTO=[YR=1995] W8 S11 E8 N11 $ S11 E6 N11 $ S7 E6 N7 $ S7 E7 $ W13 S4 W36 PTO=[YR=1995] N11 W8 FST=[YR=1995] W6 FST=[YR=1995] W6 PTO=[YR=1995] W7 S7 E7 N7 $ S7 E6 N7 $ S11 E6 N11 $ S11 E8 $ W14 N4 W25 S40 E12 FOP=[YR=1995] E5 N2 W5 S2 $ N2 E5 S2 E8 S4 E8 FOP=[YR=1995] E5 N2 W5 S2 $ N2 E5 S2 E24 FOP=[YR=1995] E5 N2 W5 S2 $ N2 E5 S2 E8 N4 E8 FOP=[YR=1995] E5 N2 W5 S2 $ N2 E5 S2 E12 N40 $.

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	0504	FP-ELECTRI	0	0	0	0	4.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	6,160	
2	0812	CONCRETE C	0	0	0	0	4,825.00	SF	4.00	4.00	100	1995	1995	3	70	13,510	

LAND DESCRIPTION

TOTAL OB/XF 19,670

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	0	0006	RL	123.00	180.00	123.00	FF		1.00	1.00	1.00	700.00	700.00	86,100							

REVIEW DATE 03/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 86,100 Market: 0 Agricultural: 0 Common: 86,100 PRINTED 08/06/2024 BY SYS