LOT 3
IN OR 734 PG 371
PINEY POINT SUB PB 3/62

BRASHEARS EDDY E
45120 MICKLER ST
CALLAHAN, FL 32011

2024

49-2N-25-4120-0003-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

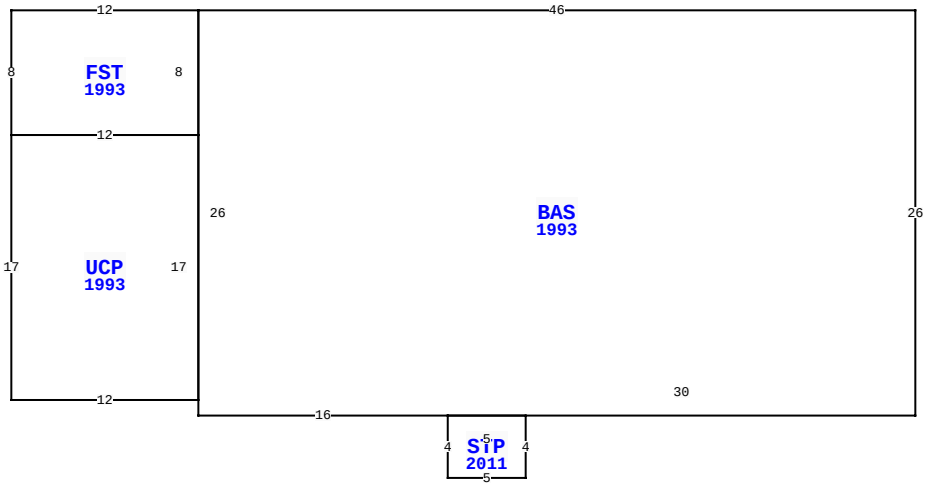
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	89,464
FST	96	55	53	3,964
STP	20	10	2	149
UCP	204	20	41	3,067
TOTALS	1,516		1,292	96,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,292	127.0000	120.65	155,880	1962	1967	0	0	0	38.00	62.00

1 SINGLE FAM – 100% - 1996 Heated Area: 1196 HX Base Yr 1996



45120 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		96,646
TOTAL MARKET OB/XF VALUE		7,201
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		145,847
SOH/AGL Deduction		78,243
ASSESSED VALUE		67,604
TOTAL EXEMPTION VALUE	HX HB	42,604
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		145,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0734/0371	7/18/1995	WD	Q	I		43,000
GRANTOR: JOHNSON DAVID & JANET						
GRANTEE: BRASHEARS EDDY E						
0127/0678	1/01/1973	TA	Q	I		15,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 FST=[YR=1993] W12 S8 UCP=[YR=1993] S17 E12 N17 W12 $ E12 N8 $ S26 E16 STP=[YR=2011] S4 E5 N4 W5$ E30 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1996	1996	3	20	192	
3	0811	CONCRETE B	0	100	0	0	1,212.00	SF	5.20	5.20	100	2000	2000	3	79	4,979	

LAND DESCRIPTION

TOTAL OB/XF 7,201

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		RL	60.00	130.00	60.00	FF		1.00	1.00	1.00	700.00	700.00	42,000							

REVIEW DATE 11/21/2022 BY KBA Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/06/2024 BY SYS