LOT 2 & S-2 OF LOT 3
IN OR 1550/1075
MCARTHUR SUB PB 3/16

COPPOCK TERRY L & AUDREY J
55110 FAWN CT
CALLAHAN, FL 32011

2024

49-2N-25-4140-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

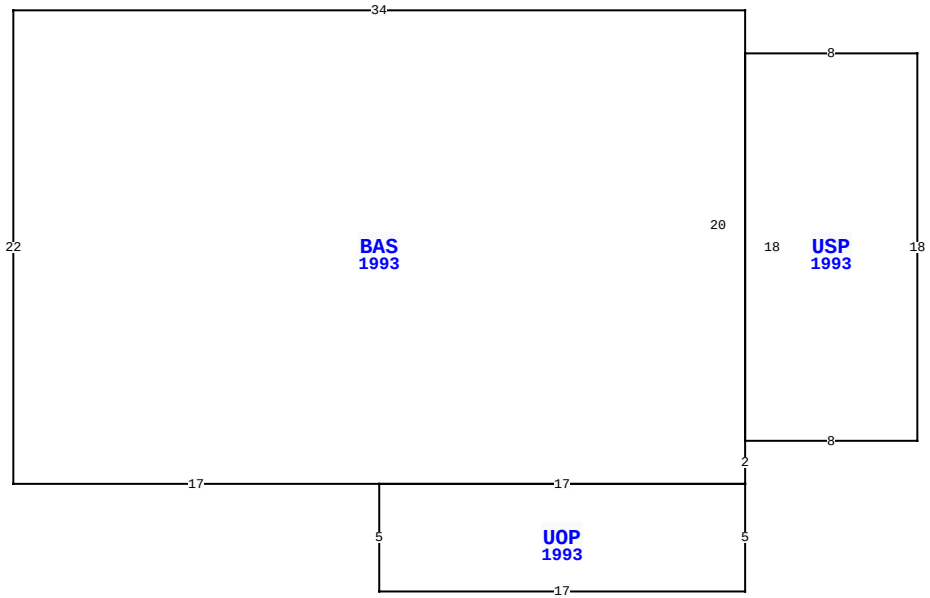
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100	748	70,485
UOP	85	20	17	1,602
USP	144	30	43	4,052
TOTALS	977		808	76,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	808	139.7000	132.72	107,238	1963	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 0% - 0 Heated Area: 748 HX Base Yr



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

45047 MICKLER ST, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	76,139
TOTAL MARKET OB/XF VALUE	4,563
TOTAL LAND VALUE - MARKET	78,400
TOTAL MARKET VALUE	159,102
SOH/AGL Deduction	60,667
ASSESSED VALUE	98,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,435
TOTAL JUST VALUE	159,102
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4155	REPAIR/RRF	0	10/18/2017
2406	REPAIR/RRF	1,500	11/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1075	2/11/2008	WD	Q	I		70,000
GRANTOR: BROOKS CHRISTIE L						
GRANTEE: COPPOCK TERRY L & A						
1199/1780	1/07/2004	WD	U	I	01	54,300
GRANTOR: BROOKS EDWARD LARRY						
GRANTEE: BROOKS CHRISTIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S22 E17 UOP=[YR=1993] S5 E17 N5 W17$ E17 N2
USP=[YR=1993] E8 N18 W8 S18$N20$.

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	0511	GARAGE CB-	0	0	20	24	480.00	SF	40.00	40.00	100	1965	1965	3	20	3,840	
2	0855	CONC PAVER	0	0	18	7	126.00	SF	7.00	7.00	100	2002	2002	3	82	723	

LAND DESCRIPTION

TOTAL OB/XF 4,563

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	112.00	166.00	112.00	FF		1.00	1.00	1.00	700.00	700.00	78,400							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 78,400 Market: 0 Agricultural: 0 Common: 78,400 PRINTED 08/06/2024 BY SYS