LOTS 3 & 4 EX S-1 & S-2
IN OR 1584/171
MCARTHUR SUB PB 3/16

PURVIS SUSAN F BROWN
54426 WILBER JONES ROAD
CALLAHAN, FL 32011

2024

49-2N-25-4140-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

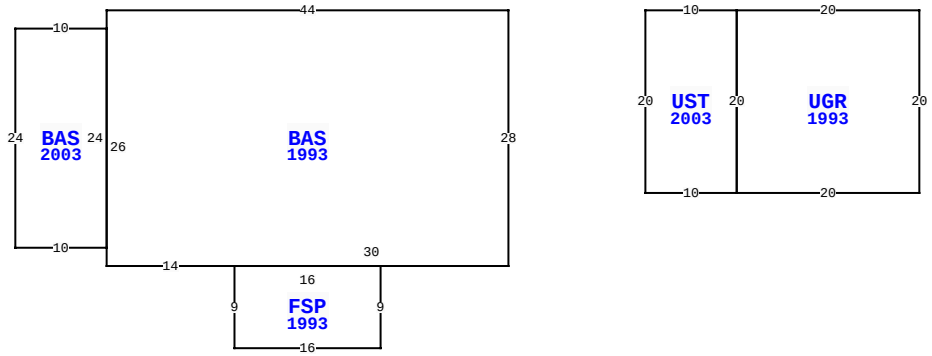
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,232	100	1,232	108,833
BAS	240	100	240	21,201
FSP	144	40	58	5,123
UGR	400	45	180	15,901
UST	200	45	90	7,951
TOTALS	2,216		1,800	159,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	113.4000	107.73	193,914	1954	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 0% - 0 Heated Area: 1472 HX Base Yr



45061 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	159,009
TOTAL MARKET OB/XF VALUE	5,355
TOTAL LAND VALUE - MARKET	81,109
TOTAL MARKET VALUE	245,473
SOH/AGL Deduction	57,986
ASSESSED VALUE	187,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,487
TOTAL JUST VALUE	245,473
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2179	REMODEL	9,575	02/19/1999
2061	REPAIR/RRF	2,127	05/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1584/0171	8/26/2008	TD	U	I	11	49,300
GRANTOR: TAX COLLECTOR						
GRANTEE: BROWN WALTER L & SU						
1199/1784	1/07/2004	WD	U	I	21	108,000
GRANTOR: BROOKS CHRISTIE & EDW						
GRANTEE: BOSWELL BRIAN & ERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S2 BAS=[YR=2003] W10 S24 E10 N24 $ S26 E14 FSP=[YR=1993] S9 E16 N9 W16 $ E30 N28 $ PTR= E15 UST=[YR=2003] E10 UGR=[YR=1993] E20 S20 W20 N20 $ S20 W10 N20 $ W15 $.

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	0820	WOOD WALK	0	0	16	12	192.00	SF	11.75	11.75	100	2001	2001	3	40	902	
2	0851	PATIO STON	0	0	10	5	50.00	SF	0.53	0.53	100	2002	2002	3	82	22	
3	0510	GARAGE WD-	0	0	20	31	620.00	SF	14.00	14.00	100	2005	2005	3	40	3,472	
4	0820	WOOD WALK	0	0	18	8	144.00	SF	11.75	11.75	100	2002	2002	3	40	677	
5	0820	WOOD WALK	0	0	20	3	60.00	SF	11.75	11.75	100	2002	2002	3	40	282	

LAND DESCRIPTION

TOTAL OB/XF 5,355

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	116.00	156.00	115.87	FF		1.00	1.00	1.00	700.00	700.00	81,109							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 81,109 Market: 0 Agricultural: 0 Common: 81,109 PRINTED 08/06/2024 BY SYS