

LOTS 5 & 6
IN OR 1442/1231
MCARTHUR SUB PB3/16

RIVERA ELIZABETH E
45077 MICKLER STREET
CALLAHAN, FL 32011

2024

49-2N-25-4140-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	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	1,981	100	1,981	169,484
FCP	456	25	114	9,753
FOP	272	30	82	7,016
FOP	88	30	26	2,225
TOTALS	2,797		2,203	188,477

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0940	SHEDS/PORT	0 100	10	16	160.00	SF	22.50	22.50	100	1998	1998	3	20	720	
2	0810	CONCRETE A	0 100	40	3	120.00	SF	6.50	6.50	100	1990	1990	3	59.5	464	
3	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1985	1985	3	20	864	
4	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2007	2007	3	31	1,116	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000000	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,203	111.5240	105.95	233,408	1947	1975	0	0	0	19.25	80.75	
1 SINGLE FAM - 100% - 0													
Heated Area: 1981													
HX Base Yr													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
06/02/2023 MLU													

45077 MICKLER ST, CALLAHAN

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			188,477
TOTAL MARKET OB/XF VALUE			3,164
TOTAL LAND VALUE - MARKET			128,800
TOTAL MARKET VALUE			320,441
SOH/AGL Deduction			220,962
ASSESSED VALUE			99,479
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			49,479
TOTAL JUST VALUE			320,441
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4032	REPAIR/RRF	0	03/07/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/1231	9/07/2006	QC	U	I	07	100
GRANTOR: TANNER ELIZABETH E SM						
GRANTEE: RIVERA ELIZABETH E						
1329/1810	6/30/2005	QC	U	I	06	100
GRANTOR: TANNER ELIZABETH E						
GRANTEE: RIVERA ELIZABETH E						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W8 N10 W25 FOP=[YR=2005] N8 W11 FCP=[YR=2005] N11 W24 S19 E24 N8 \$ S8 E11\$ W8 S22 W20 S19 E23 FOP=[YR=1993] S8 E34 N8 W34\$ E38 N31 \$.		

TOTAL OB/XF													
3,164													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000000	C	VAC RES	100	0006	RL	184.00	171.00	184.00	FF		1.00	1.00