LOT 7
PT OR 1101/1820
MCARTHURS SUB PB 3/16

JAN INVESTMENT INC
PO BOX 455
CALLAHAN, FL 32011-0455

2024

49-2N-25-4140-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
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

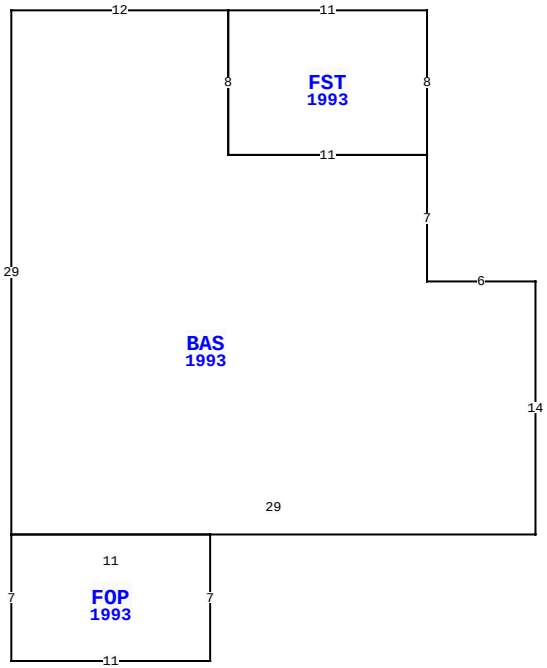
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	663	100	663	51,222
FOP	77	30	23	1,777
FST	88	55	48	3,709
TOTALS	828		734	56,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	734	102.3000	97.18	71,330	1940	1970	0	0	0	20.50	79.50

1 SINGLE FAM – 0% - 0 Heated Area: 663 HX Base Yr



45097 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	56,707
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	58,800
TOTAL MARKET VALUE	115,507
SOH/AGL Deduction	42,356
ASSESSED VALUE	73,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,151
TOTAL JUST VALUE	115,507
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,964

MISC STRGS= NV: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2418	REMODEL	2,000	01/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1101/1820	12/18/2002	WD	U	I	07	100
GRANTOR: GREEN TROY A & JASON						
GRANTEE: JAN INVESTMENT GROU						
1039/0395	2/22/2002	WD	U	I	06	75,000
GRANTOR: GREEN VIRGINIA L &						
GRANTEE: JAN INVESTMENT INC						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W12 S29 FOP=[YR=1993] S7 E11 N7 W11$ E29 N14 W6 N7 W11 N8$ S8 E11 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	84.00	171.00	84.00	FF		1.00	1.00	1.00	700.00	700.00	58,800							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 08/06/2024 BY SYS