BLK 2 PT LOT 3
IN OR 2249/738
(EX PT IN OR 664/206,

ELLIS TENIA & BRENT
11353 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2025

29-2N-25-3120-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

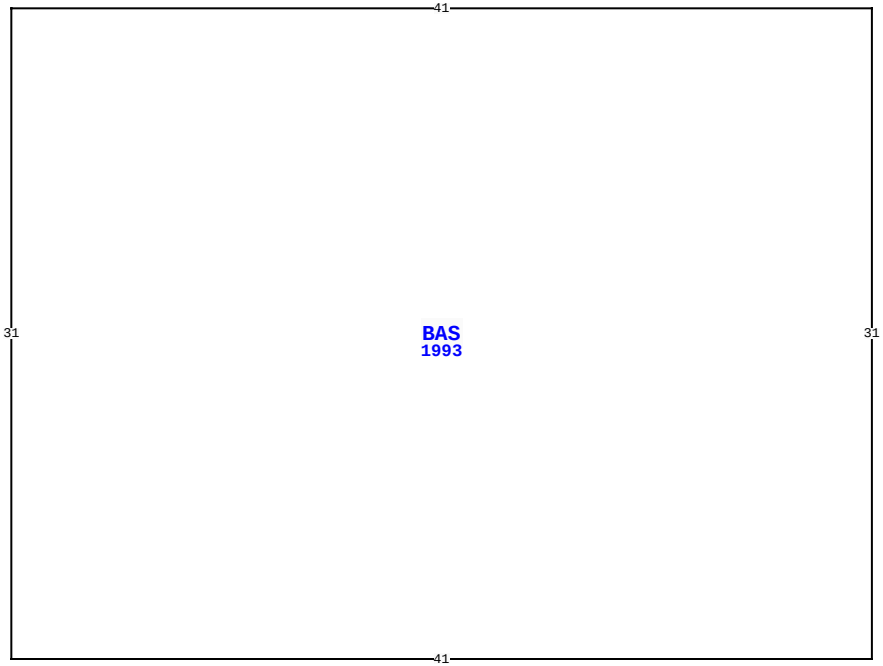
DOR CODE 1100 STORES, 1 STORY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100	1993	1,271	90,476
TOTALS	1,271			1,271	90,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,271	102.0600	142.37	180,952	1982	1982	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1271 HX Base Yr



45396 MICKLER ST, CALLAHAN

BLD DATE	09/22/2020	KK	LGL DATE	
XF DATE	09/22/2020	KK	LAND DATE	05/13/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	90,476
TOTAL MARKET OB/XF VALUE	7,528
TOTAL LAND VALUE - MARKET	30,780
TOTAL MARKET VALUE	128,784
SOH/AGL Deduction	25,423
ASSESSED VALUE	103,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,361
TOTAL JUST VALUE	128,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0738	9/26/2017	WD	Q	I	01	500,000
GRANTOR: CAUSEY JOHN A & EDNA						
GRANTEE: ELLIS TENIA & BRENT						
0682/0449	9/27/1984	QC	U	I	21	100
GRANTOR: WHITTEMORE JAMES Q JR						
GRANTEE: CAUSEY JOHN A & EDN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S31 E41 N31 $.

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	0812	CONCRETE C	0	0	0	0	4,874.00	SF	4.00	4.00	100	1982	1982	3	35	6,824	
2	0810	CONCRETE A	0	0	12	11	132.00	SF	6.50	6.50	100	2003	2003	3	82	704	

LAND DESCRIPTION

TOTAL OB/XF 7,528

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	001100	C	STORE 1FLR	0	0003	MU	90.00	70.00	6,840.00	SF		1.00	1.00	1.00	4.50	4.50	30,780							

REVIEW DATE 09/22/2020 BY KK Total Acres: 0.00 Total Land Value: 30,780 Market: 0 Agricultural: 0 Common: 30,780 PRINTED 07/30/2025 BY SYS