

CALLAHAN DANCE ACADEMY LLC
4551 BARBER RD
MACCLENNY, FL 32011

29-2N-25-3120-0026-0010

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

05

AVERAGE 100

Roof Structure

04

WOOD TRUSS 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

02

MIN PLYWD 70

Interior Floor

03

CONC FINSH 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Fixtures Frame

01

4 100
TYP WD 100

Story Height

10 100

RMS Stories Units

1.

5 100
1. 100
0 100

Occupancy

00

NONE 100

Quality

02

Quality Level 02

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

2,240

100

1993

2,240

148,836

TOTALS

2,240

2,240

148,836

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT LND UTS

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

110104

2,240

74.4235

103.82

232,557

1993

1993

0

0

36.00

64.00

1 RETAILSTOR - 0% - 0

Heated Area: 2240

HX Base Yr

40

-56

-56

40

BAS 1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

1

VALUATION BY

Tax Group: 1

Tax Dist:

STANDARD

BUILDING MARKET VALUE

148,836

TOTAL MARKET OB/XF VALUE

12,493

TOTAL LAND VALUE - MARKET

54,675

TOTAL MARKET VALUE

216,004

SOH/AGL Deduction

14,201

ASSESSED VALUE

201,803

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

201,803

TOTAL JUST VALUE

216,004

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

219,717

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2762/1117

1/16/2025

WD

U

I

30

200,000

GRANTOR: PARSELEY TIMOTHY SR

GRANTEE: CALLAHAN DANCE ACAD

0779/1336

12/16/1996

WD

Q

I

01

100

GRANTOR: PARSELEY RALPH COMPTON

GRANTEE: PARSELEY TIMOTHY SR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S40 E56 N40\$.

EXTRA FEATURES

45390 MICKLER ST, CALLAHAN

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

10812

CONCRETE C

0000

4,576.00

SF

4.00

4.00

100

1993

1993

3

64

11,715

20400

CONC CURB

0000

48.00

LF

15.00

15.00

100

1993

1993

3

72

518

30097

AWNING CN

0000

10.00

SF

65.00

65.00

100

2000

2000

3

40

260

LAND DESCRIPTION

TOTAL OB/XF

12,493

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1001100

C

STORE 1FLR

0

MU

141.00

90.00

12,150.00

SF

1.00

1.00

1.00

4.50

4.50

54,675

REVIEW DATE

02/17/2022

BY

KK

Total Acres: 0.00

Total Land Value: 54,675

Market: 0

Agricultural: 0

Common: 54,675

PRINTED 07/30/2025 BY SYS