BLOCK 10 PT LOTS 5 & 6
IN OR 2782/873
J M DANCY SURVEY UNR

BENNETT ANNETTE R
9616 SHELLIE ROAD
JACKSONVILLE, FL 32257

2025

29-2N-25-3120-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

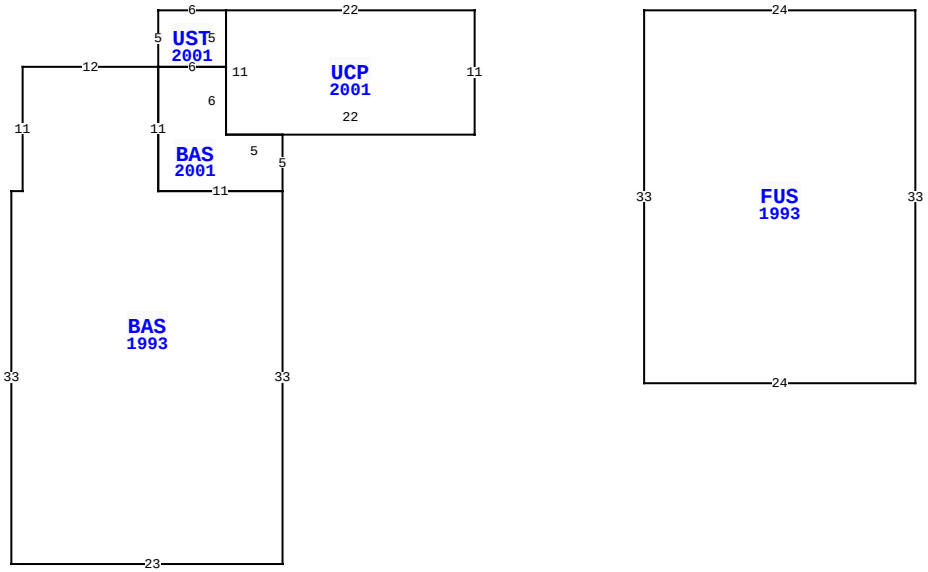
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 07
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	8,639
BAS	91	100	2001	91	851
FUS	792	100	1993	792	7,405
UCP	242	20	2001	48	449
UST	30	45	2001	14	131
TOTALS	2,079			1,869	17,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,869	46.7460	46.75	87,376	1900	1900	0	0	40	50.00	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1807 HX Base Yr



45334 MICKLER ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	17,475
TOTAL MARKET OB/XF VALUE	655
TOTAL LAND VALUE - MARKET	93,913
TOTAL MARKET VALUE	112,043
SOH/AGL Deduction	60,915
ASSESSED VALUE	51,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,128
TOTAL JUST VALUE	112,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2782/873	3/12/2025	WD	U	I	11	100
GRANTOR: BENNETT ANNETTE R						
GRANTEE: BENNETT ANNETTE R						
1646/0458	10/30/2009	QC	U	I	11	100
GRANTOR: BENNETT LESLIE D						
GRANTEE: BENNETT ANNETTE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-28,5] W12 S11 W1 S33 E1 E23 N33 W11 N11 $
FUS=[YR=1993;ORIG=15,0] E24 S33 W24 N33 $
UCP=[YR=2001;ORIG=0,0] W22 S11 E22 N11 $
BAS=[YR=2001;ORIG=-17,16] N5 W5 N6 W6 S11 E11 $
UST=[YR=2001;ORIG=-22,0] W6 S5 E6 N5 $
PTR=[ORIG=0,0] E15 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	0802	ASPHALT B	0	0	0	0	546.00	SF	2.40	2.40	100	1960	1960	3	50	655	

LAND DESCRIPTION

TOTAL OB/XF 655

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	001000	C	COMMERCIAL	0		CG -	C 0.00	0.00	19,166.00	SF		1.00	1.00	0.70	7.00	4.90	93,913							

REVIEW DATE 05/09/2025 BY TWA Total Acres: 0.44 Total Land Value: 93,913 Market: 0 Agricultural: 0 Common: 93,913 PRINTED 07/30/2025 BY SYS