PT OR 1415/396
EX R/W PT OR 708/139
J M DANCY SURVEY

BROOKS OLIVIA A & IVIE E JR/CO-TRUSTEES OF OLIVIA
1158 HOLMESDALE ROAD
JACKSONVILLE, FL 32207

2025

29-2N-25-3120-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

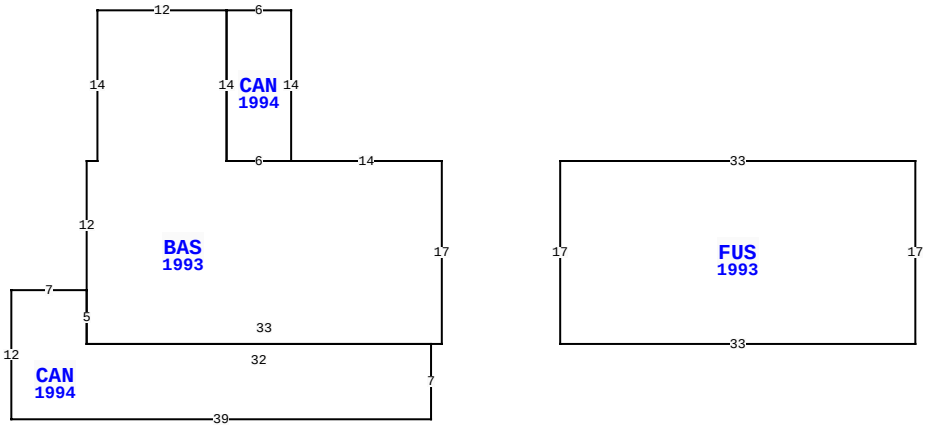
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 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	729	100	1993	729	32,572
CAN	84	30	1994	25	1,117
CAN	308	30	1994	92	4,110
FUS	561	100	1993	561	25,066
TOTALS	1,682			1,407	62,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND
1101	04	1,407	80.0730	111.70	157,162	1920	1980	0	0	10	50.00	40.00

1 RETAILSTOR – 0% - 0 Heated Area: 1290 HX Base Yr



45309 MICKLER ST, CALLAHAN

BLD DATE	12/27/2024	KWX	LGL DATE	
XF DATE	12/27/2024	KWX	LAND DATE	05/13/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	62,865
TOTAL MARKET OB/XF VALUE	1,488
TOTAL LAND VALUE - MARKET	191,880
TOTAL MARKET VALUE	256,233
SOH/AGL Deduction	137,096
ASSESSED VALUE	119,137
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,137
TOTAL JUST VALUE	256,233
NCON VALUE	0
INCOME VALUE	77,739
PREVIOUS YEAR MKT VALUE	209,678

BLDG DAMAGED BY FIRE ON 11/19/2024_ 12/27/24 : BLD
CONCRETE NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4761	RENOVATION		04/03/2024
0000	REPAIR/RRF	5,200	10/31/2000
059	REPAIR/RRF	1,900	06/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0396	5/25/2006	QC	Q	I	01	100
GRANTOR: BROOKS IVIE E & OLIVI						
GRANTEE: BROOKS OLIVIA A & I						
0708/0139	6/28/1994	WD	Q	V	03	47,600
GRANTOR: BROOKS IVIE & OLIVIA						
GRANTEE: STATE OF FLA DEPT T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 W6 N14 W12 S14 W1 S12 S5 E33 N17 $
FUS=[YR=1993;ORIG=44,17] N17 W33 S17 E33 $
CAN=[YR=1994;ORIG=-33,12] W7 S12 E39 N7 W32 N5 $
CAN=[YR=1994;ORIG=-14,0] N14 W6 S14 E6 $
.

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	0510	GARAGE WD-	0	0	23	12	276.00	SF	26.95	26.95	100	1920	1920	3	20	1,488	

LAND DESCRIPTION

TOTAL OB/XF 1,488

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	0004	CG -	C 0.00	0.00	42,640.00	SF		1.00	1.00	1.00	4.50	4.50	191,880							

REVIEW DATE 12/27/2024 BY KWX Total Acres: 0.00 Total Land Value: 191,880 Market: 0 Agricultural: 0 Common: 191,880 PRINTED 07/30/2025 BY SYS