BLK 1 PT OF LOTS 1 & 2 IN
OR 1973/920 (EX PT IN R/W IN
OR 953/1193)

FERRELL JUDY M
45291 MICKLER ST
CALLAHAN, FL 32011

2025

29-2N-25-3200-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

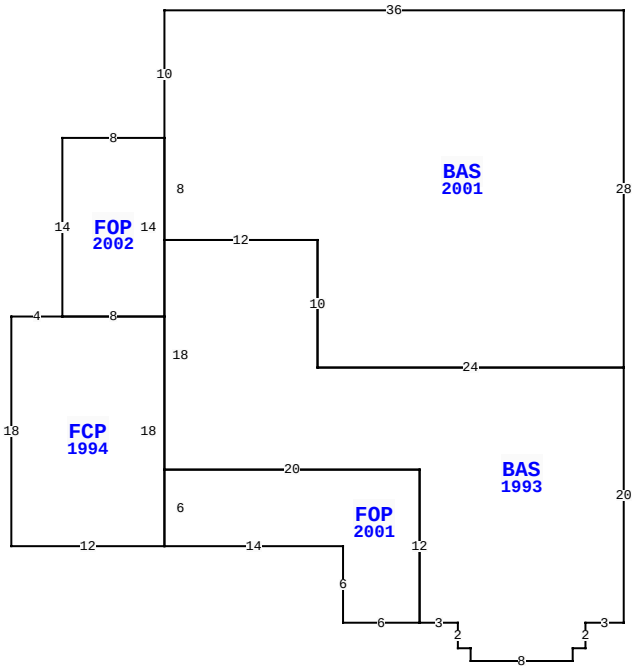
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	02	WALL BD/WD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	628	100	1993	628	55,036
BAS	888	100	2001	888	77,822
FCP	216	25	1994	54	4,733
FOP	156	30	2001	47	4,119
FOP	112	30	2002	34	2,980
TOTALS	2,000			1,651	144,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	102.2000	102.20	168,732	1920	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2017 Heated Area: 1516 HX Base Yr 2017



45291 MICKLER ST, CALLAHAN

BLD DATE	07/24/2008	JW	LGL DATE	
XF DATE	07/24/2008	JW	LAND DATE	06/02/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		144,688
TOTAL MARKET OB/XF VALUE		1,796
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		272,484
SOH/AGL Deduction		136,720
ASSESSED VALUE		135,764
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		80,042
TOTAL JUST VALUE		272,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2379	FIRE SPRNK	0	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1973/0920	4/09/2015	WD	Q	I	02	126,000
GRANTOR: PMR LLC						
GRANTEE: FERRELL JUDY M						
1893/1051	12/13/2013	CT	U	I	18	42,600
GRANTOR: CLERK OF COURT						
GRANTEE: PMR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W36 S10 FOP=[YR=2002] W8 S14 FCP=[YR=1994] W4 S18 E12 FOP=[YR=2001] E14 S6 E6 BAS=[YR=1993] E3 S2 E1 S1 E8 N1 E1 N2 E3 N20 W24 N10 W12 S18 E20 S12 $ N12 W20 S6 $ N18 W8 $ E8 N14 $ S8 E12 S10 E24 N28 $.

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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	20.10	20.10	100	1985	1985	3	20	804	
2	0810	CONCRETE A	0	100	30	10	300.00	SF	6.50	6.50	100	1985	1985	3	44	858	
3	0801	ASPHALT A	0	100	8	10	80.00	SF	3.00	3.00	100	2006	2006	3	56	134	

LAND DESCRIPTION

TOTAL OB/XF 1,796

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	000100	C	RES	100		MU	180.00	128.00	180.00	FF		1.00	1.00	1.00	700.00	700.00	126,000							

REVIEW DATE 06/03/2021 BY KBA Total Acres: 0.00 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 07/30/2025 BY SYS