

BLOCK 4 LOT 3
R/W ESMT IN OR 960/1354
LAKEIDE PARK SUB PB0/36

MELLECKER MICHELLE ROSE & DAVID LANCE
45163 S MICKLER STREET
CALLAHAN, FL 32011

2025

29-2N-25-3200-0004-0030



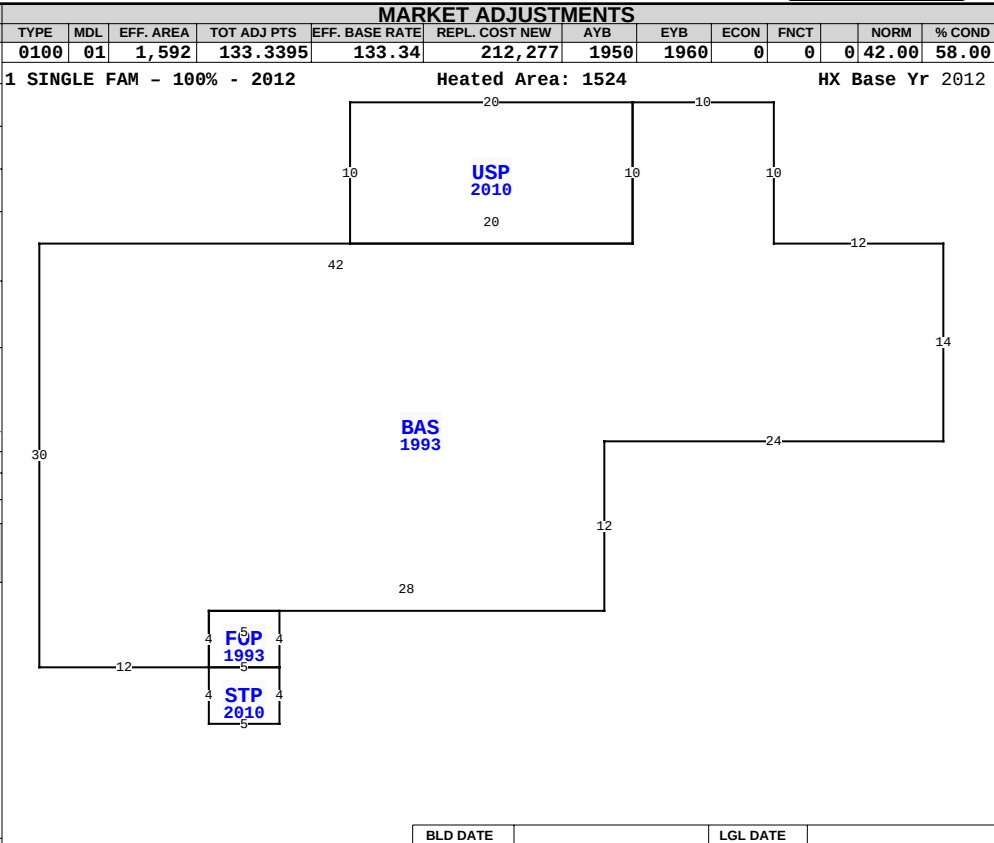
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,524	100	1993	1,524	117,862
FOP	20	30	1993	6	464
STP	20	10	2010	2	155
USP	200	30	2010	60	4,640
TOTALS	1,764			1,592	123,121

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,478.00	SF	5.20
2	0681	POLE SHED	0	100	10	15	150.00	SF	15.00
3	0940	SHEDS/PORT	0	100	5	10	50.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RL	98.00	168.00	98.00



45163 MICKLER ST, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		123,121	
TOTAL MARKET OB/XF VALUE		4,132	
TOTAL LAND VALUE - MARKET		68,600	
TOTAL MARKET VALUE		195,853	
SOH/AGL Deduction		110,768	
ASSESSED VALUE		85,085	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		34,363	
TOTAL JUST VALUE		195,853	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		190,933	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2454	REPAIR/RRF	500,000,000	06/26/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2409/1931	10/22/2020	QC	U	I	11	100	
GRANTOR: MELLECKER DAVID LANE							
GRANTEE: MELLECKER MICHELLE							
2409/1928	10/22/2020	QC	U	I	11	64,400	
GRANTOR: FONTES SUZANNE KATHLE							
GRANTEE: MELLECKER DAVID LAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 N10 W10 USP=[YR=2010] W20 S10 E20 N10S\$10 W42 S30 E12 STP=[YR=2010] S4 E5 N4 FOP=[YR=1993] N4 W5 S4 E5\$ W5\$ N4 E28 N12 E24 N14\$.									