

BLOCK 4 LOTS 4 & 5
R/W ESMT IN OR 960/1351
LAKE SIDE PARK SUB PB 0/36

BARTCHLETT MORGAN/BARTCHLETT TOBY
45155 MICKLER ST
CALLAHAN, FL 32011

2025

29-2N-25-3200-0004-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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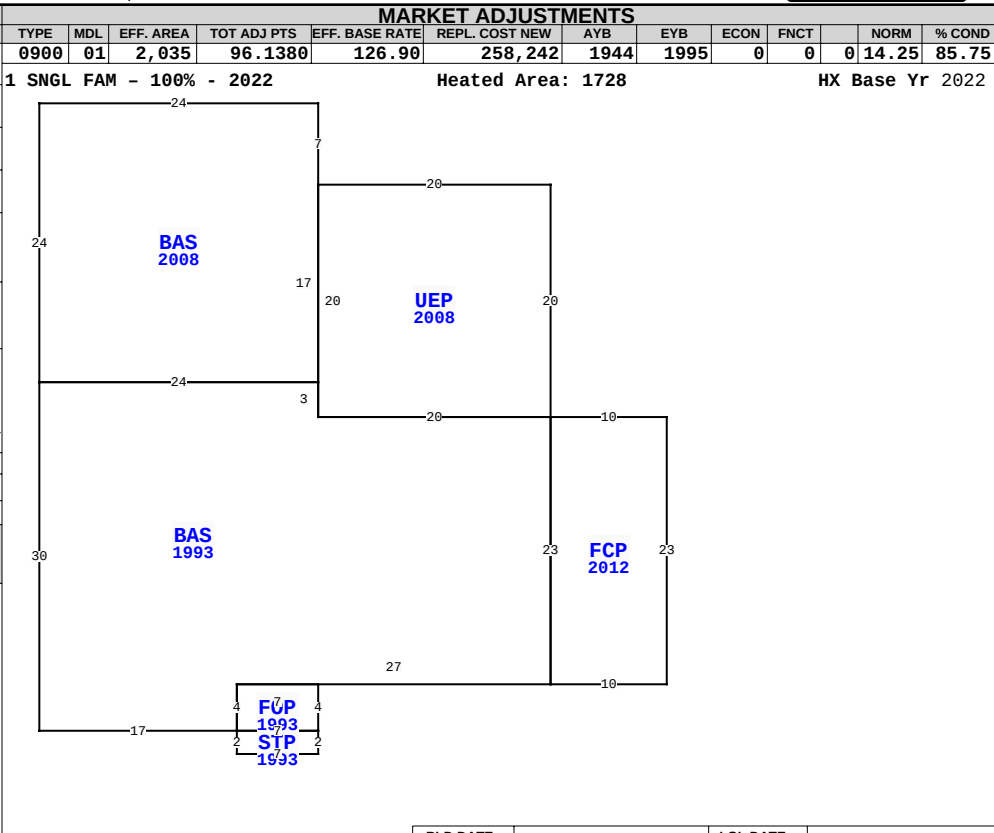
NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	125,357
BAS	576	100	2008	576	62,678
FCP	230	25	2012	58	6,311
FOP	28	30	1993	8	870
STP	14	10	1993	1	109
UEP	400	60	2008	240	26,116

TOTALS	2,400			2,035	221,443
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	
2	0810	CONCRETE A	0 100	10	53	530.00	SF	6.50	
3	0811	CONCRETE B	0 100	0	0	668.00	SF	5.20	
4	0810	CONCRETE A	0 100	28	3	84.00	SF	6.50	

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	0006	RL	98.00	168.00	98.00



45155 MICKLER ST, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	1990	1990	3	20	257	
2	0810	CONCRETE A	0 100	10	53	530.00	SF	6.50	6.50	100	1990	1990	3	57	1,964	
3	0811	CONCRETE B	0 100	0	0	668.00	SF	5.20	5.20	100	1998	1998	3	73	2,536	
4	0810	CONCRETE A	0 100	28	3	84.00	SF	6.50	6.50	100	1998	1998	3	73	399	

TOTAL OB/XF										5,156									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	100	0006	RL	98.00	168.00	98.00	FF		1.00	1.00	1.00	700.00	700.00	68,600		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										1									
VALUATION BY										STANDARD									
Tax Group: 1										Tax Dist:									
BUILDING MARKET VALUE										221,443									
TOTAL MARKET OB/XF VALUE										5,156									
TOTAL LAND VALUE - MARKET										68,600									
TOTAL MARKET VALUE										295,199									
SOH/AGL Deduction										81,964									
ASSESSED VALUE										213,235									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										162,513									
TOTAL JUST VALUE										295,199									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										284,843									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2178	ADDITION	42,000	02/19/1999
1965	H/AC	2,600	05/22/1996
2374	XFOB	10	04/27/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2488/1554	8/16/2021	WD	Q	I	02	278,000	
GRANTOR: DOCKSIDE SOUTH PROPER							
GRANTEE: BARTCHLETT MORGAN &							
2423/0471	1/04/2021	WD	Q	I	01	155,000	
GRANTOR: FONTES MARTIN A OR SU							
GRANTEE: DOCKSIDE SOUTH PROP							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UEP=[YR=2008] W20 BAS=[YR=2008] N7 W24 S24 BAS=[YR=1993] S30 E17 STP=[YR=1993] S2 E7 N2 W7\$ FOP=[YR=1993] E7 N4 W7 S4\$ N4 E27 FCP=[YR=2012] E10 N23 W10 S23\$ N23 W20 N3 W24\$ E24 N17\$ S20 E20 N20\$.									