

BLOCK 3 PT OF LOT 5
IN OR 2733/351
WILSON & OGILVIE SUB DB-9/500

BUILDING BLOCKS ACADEMY LLC
PO BOX 2221
CALLAHAN, FL 32011

2025

29-2N-25-3220-0003-0055



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 100
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	0	0 100
Units		4 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

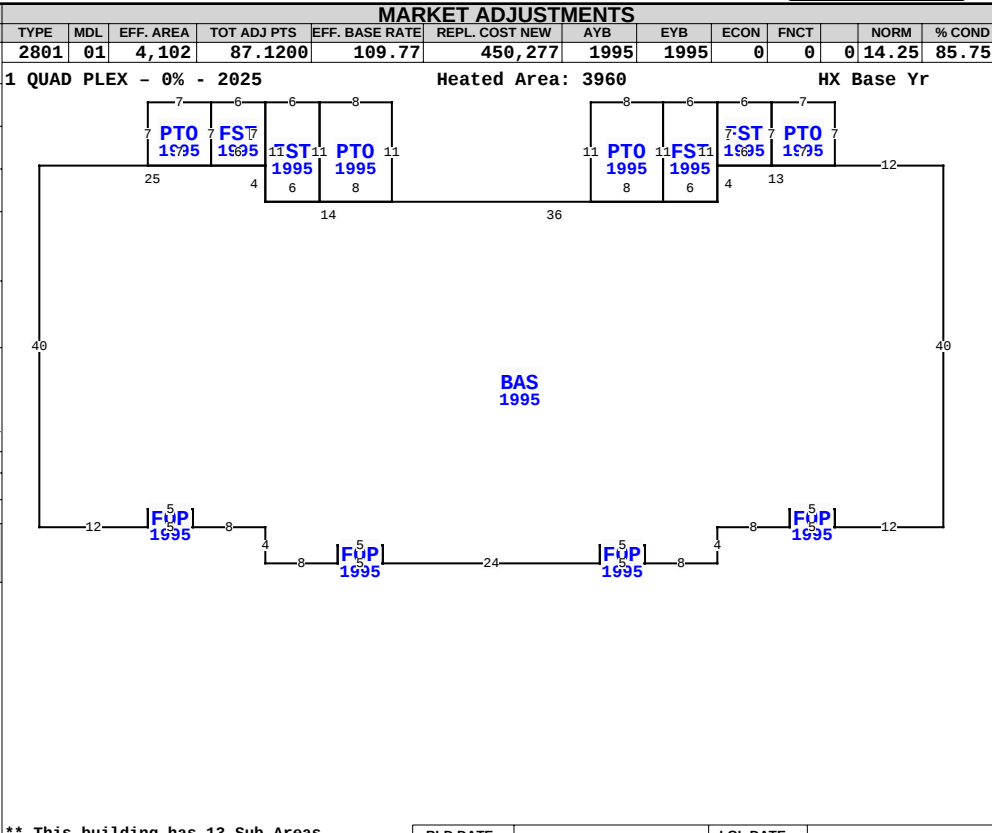
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,960	100	1995	3,960	372,746
FOP	10	30	1995	3	282
FOP	10	30	1995	3	282
FOP	10	30	1995	3	282
FOP	10	30	1995	3	282
FST	42	55	1995	23	2,165
FST	42	55	1995	23	2,165
FST	66	55	1995	36	3,389
FST	66	55	1995	36	3,389
PTO	49	5	1995	2	189

TOTALS	4,490			4,102	386,113
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	4.00	UT	2,000.00
2	0812	CONCRETE C	0	0	0	0	4,825.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0006	RL	123.00	180.00	123.00

REVIEW DATE	03/01/2024	BY	KBA
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45192 MICKLER ST, CALLAHAN

** This building has 13 Sub-Areas	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
19,204									

Total Acres: 0.00	Total Land Value: 86,100	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	386,113		
TOTAL MARKET OB/XF VALUE	19,204		
TOTAL LAND VALUE - MARKET	86,100		
TOTAL MARKET VALUE	491,417		
SOH/AGL Deduction	0		
ASSESSED VALUE	491,417		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	491,417		
TOTAL JUST VALUE	491,417		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	475,630		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2733/351	8/14/2024	SW	Q	I	01
GRANTOR: NASSAU RURAL PROPERTI					SALE PRICE
GRANTEE: BUILDING BLOCKS ACA					610,000
2297/0462	7/18/2019	WD	U	I	11
GRANTOR: SAM ABLE PROPERTIES					100
GRANTEE: NASSAU RURAL PROPER					

BUILDING NOTES									

BUILDING DIMENSIONS

BAS=[YR=1995] W12 PTO=[YR=1995] N7 W7 FST=[YR=1995] W6
FST=[YR=1995] W6 PTO=[YR=1995] W8 S11 E8 N11 \$ S11 E6 N11 \$
S7 E6 N7 \$ S7 E7 \$ W13 S4 W36 PTO=[YR=1995] N11 W8
FST=[YR=1995] W6 FST=[YR=1995] W6 PTO=[YR=1995] W7 S7 E7
N7 \$ S7 E6 N7 \$ S11 E6 N11 \$ S11 E8 \$ W14 N4 W25 S40 E12
FOP=[YR=1995] E5 N2 W5 S2 \$ N2 E5 S2 E8 S4 E8 FOP=[YR=1995]
E5 N2 W5 S2 \$ N2 E5 S2 E24 FOP=[YR=1995] E5 N2 W5 S2 \$ N2 E5
S2 E8 N4 E8 FOP=[YR=1995] E5 N2 W5 S2 \$ N2 E5 S2 E12 N40 \$.