LOT 6 (LESS OR 22-549
FOR ROW)
PINEY POINT SUB PB3/62

JAX CASH HOME SOLUTION LLC
1036 DUNN AVE STE 4291
JACKSONVILLE, FL 32218

2025

49-2N-25-4120-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

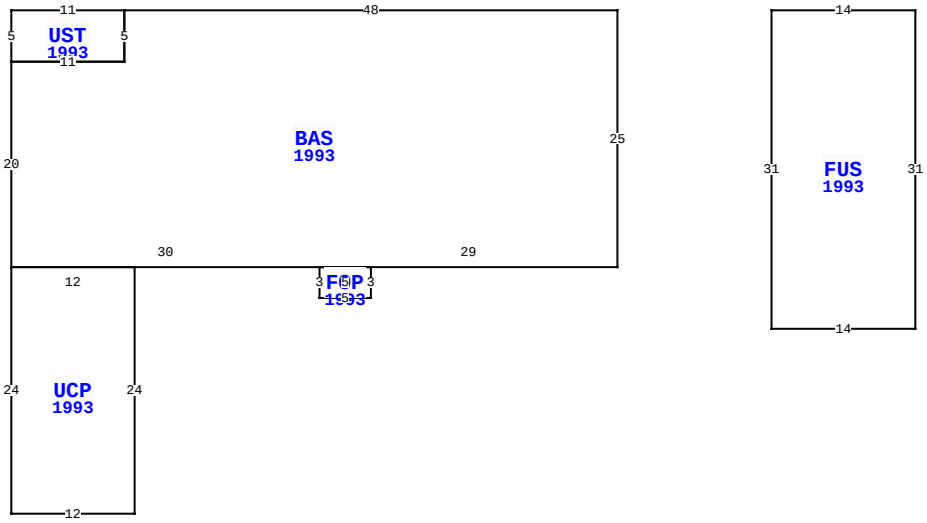
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	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	1,420	100	1993	1,420	103,838
FOP	15	30	1993	4	293
FUS	434	100	1993	434	31,736
UCP	288	20	1993	58	4,241
UST	55	45	1993	25	1,828
TOTALS	2,212			1,941	141,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,941	125.0000	125.00	242,625	1961	1961	0	0	0	41.50	58.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1854 HX Base Yr



45094 MICKLER ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	141,936
TOTAL MARKET OB/XF VALUE	3,565
TOTAL LAND VALUE - MARKET	62,300
TOTAL MARKET VALUE	207,801
SOH/AGL Deduction	0
ASSESSED VALUE	207,801
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,801
TOTAL JUST VALUE	207,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2067	REPAIR/RRF	4,950	06/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2781/1956	4/17/2025	WD	Q	I	01	120,000
GRANTOR: HARRELL MICHAEL GENE						
GRANTEE: JAX CASH HOME SOLUT						
2583/1384	8/10/2022	QC	U	I	11	100
GRANTOR: HARRELL SHERYL W						
GRANTEE: HARRELL MICHAEL GEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 UST=[YR=1993] W11 S5 E11 N5$ S5 W11S20UCP=[YR=1993] S24E12 N24 W12$ E30 FOP=[YR=1993] S3 E5 N3 W5$ E29 N25$ PTR= E15 FUS=[YR=1993] E14 S31 W14 N31$ W15$.

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	0	0	0	240.00	SF	20.10	20.10	100	1980	1980	3	20	965	
2	0810	CONCRETE A	0	0	0	0	909.00	SF	6.50	6.50	100	1985	1985	3	44	2,600	

LAND DESCRIPTION

TOTAL OB/XF 3,565

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	0		RL	89.00	125.00	89.00	FF		1.00	1.00	1.00	700.00	700.00	62,300							

REVIEW DATE 11/21/2022 BY KBA Total Acres: 0.00 Total Land Value: 62,300 Market: 0 Agricultural: 0 Common: 62,300 PRINTED 07/30/2025 BY SYS