PT OF LOT 1
IN OR 2538/1045
MCARTHUR SUB PB 3/16

BLACK JONATHAN K/BLACK THOMAS & LILLIAN
45039 MICKLER ST
CALLAHAN, FL 32011

2025

49-2N-25-4140-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

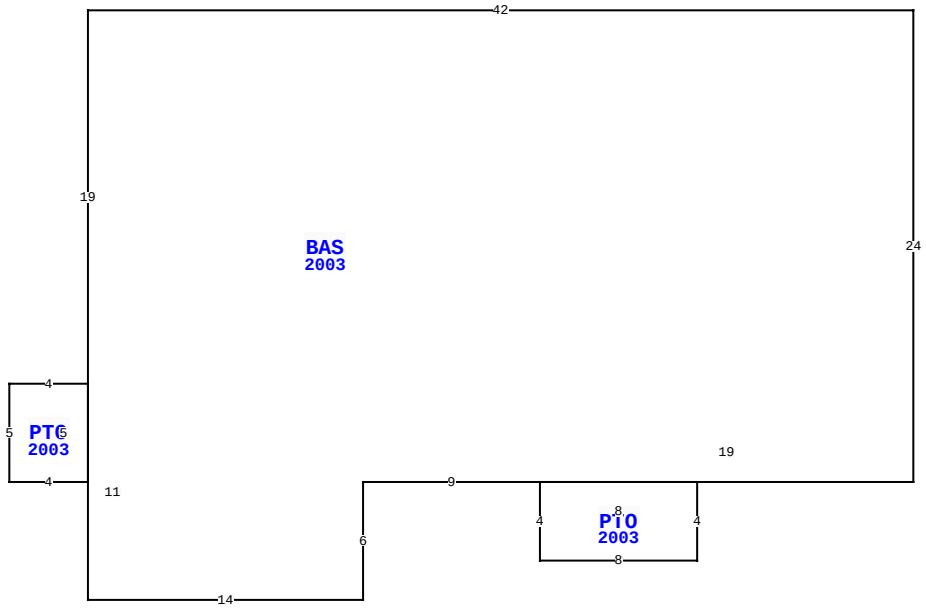
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,092	100	2003	1,092	136,994
PTO	20	5	2003	1	126
PTO	32	5	2003	2	251
TOTALS	1,144			1,095	137,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,095	105.8940	139.78	153,059	2003	2003	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 2004 Heated Area: 1092 HX Base Yr 2004



45039 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		137,370
TOTAL MARKET OB/XF VALUE		3,514
TOTAL LAND VALUE - MARKET		69,300
TOTAL MARKET VALUE		210,184
SOH/AGL Deduction		124,693
ASSESSED VALUE		85,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,769
TOTAL JUST VALUE		210,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2585	NEW CONSTR	0	12/02/2002
B2585	NEW CONSTR	65,000	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/1045	4/01/2021	QC	U	I	11	100
GRANTOR: BLACK JONATHAN K & MI						
GRANTEE: BLACK JONATHAN K, T						
1152/1150	7/10/2003	WD	Q	I	06	66,000
GRANTOR: HAPUTA GREGORY						
GRANTEE: REAVES JOHN J JR TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W42 S19 PTO=[YR=2003] W4 S5 E4 N5$ S11 E14 N6 E9 PTO=[YR=2003] S4 E8 N4 W8$ E19 N24$.

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	0811	CONCRETE B	0	100	0	0	824.00	SF	5.20	5.20	100	2003	2003	3	82	3,514	

LAND DESCRIPTION

TOTAL OB/XF 3,514

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		RL	99.00	83.00	99.00	FF		1.00	1.00	1.00	700.00	700.00	69,300							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 69,300 Market: 0 Agricultural: 0 Common: 69,300 PRINTED 07/30/2025 BY SYS