

LOTS 3 & 4 EX S-1 & S-2
IN OR 1584/171
MCARTHUR SUB PB 3/16

PURVIS SUSAN F BROWN
54426 WILBER JONES ROAD
CALLAHAN, FL 32011

2025

49-2N-25-4140-0003-0000



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
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	1,232	100	1993	1,232	114,212
BAS	240	100	2003	240	22,249
FSP	144	40	1993	58	5,377
UGR	400	45	1993	180	16,687
UST	200	45	2003	90	8,343
TOTALS	2,216			1,800	166,868

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0820	WOOD WALK	0	0	16	12	192.00	SF	11.75	11.75	902
2	0851	PATIO STON	0	0	10	5	50.00	SF	0.53	0.53	21
3	0510	GARAGE WD-	0	0	20	31	620.00	SF	14.00	14.00	3,125
4	0820	WOOD WALK	0	0	18	8	144.00	SF	11.75	11.75	677
5	0820	WOOD WALK	0	0	20	3	60.00	SF	11.75	11.75	282

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0006	RL	116.00	156.00	115.87	FF	

REVIEW DATE 05/05/2020 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,800	113.4000	113.40	204,120	1954	1980		0	0	18.25	81.75	
1 SINGLE FAM - 0% - 0 Heated Area: 1472 HX Base Yr													

45061 MICKLER ST, CALLAHAN					XF DATE INC DATE					LAND DATE AG DATE		06/02/2023	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
192.00	SF	11.75	11.75	100	2001	2001	3	40	902				
50.00	SF	0.53	0.53	100	2002	2002	3	80	21				
620.00	SF	14.00	14.00	100	2005	2005	3	36	3,125				
144.00	SF	11.75	11.75	100	2002	2002	3	40	677				
60.00	SF	11.75	11.75	100	2002	2002	3	40	282				

TOTAL OB/XF											
5,007											

Total Acres: 0.00 Total Land Value: 81,109 Market: 0 Agricultural: 0 Common: 81,109

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
VALUATION BY											STANDARD
Tax Group: 1											Tax Dist:
BUILDING MARKET VALUE											166,868
TOTAL MARKET OB/XF VALUE											5,007
TOTAL LAND VALUE - MARKET											81,109
TOTAL MARKET VALUE											252,984
SOH/AGL Deduction											46,748
ASSESSED VALUE											206,236
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											206,236
TOTAL JUST VALUE											252,984
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											245,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2179	REMODEL	9,575	02/19/1999
2061	REPAIR/RRF	2,127	05/27/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1584/0171	8/26/2008	TD	U	I	11	49,300			
GRANTOR: TAX COLLECTOR									
GRANTEE: BROWN WALTER L & SU									
1199/1784	1/07/2004	WD	U	I	21	108,000			
GRANTOR: BROOKS CHRISTIE & EDW									
GRANTEE: BOSWELL BRIAN & ERI									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W44 S2 BAS=[YR=2003] W10 S24 E10 N24 \$ S26 E14 FSP=[YR=1993] S9 E16 N9 W16 \$ E30 N28 \$ PTR= E15 UST=[YR=2003] E10 UGR=[YR=1993] E20 S20 W20 N20 \$ S20 W10 N20 \$ W15 \$.											