PT OF LOT 4 & PT OF LOT 3
IN OR 903/789 R433933
MCARTHUR SUB PB 3/16

PURVIS SUSAN F BROWN
54426 WILBUR JONES RD
CALLAHAN, FL 32011

2025

49-2N-25-4140-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

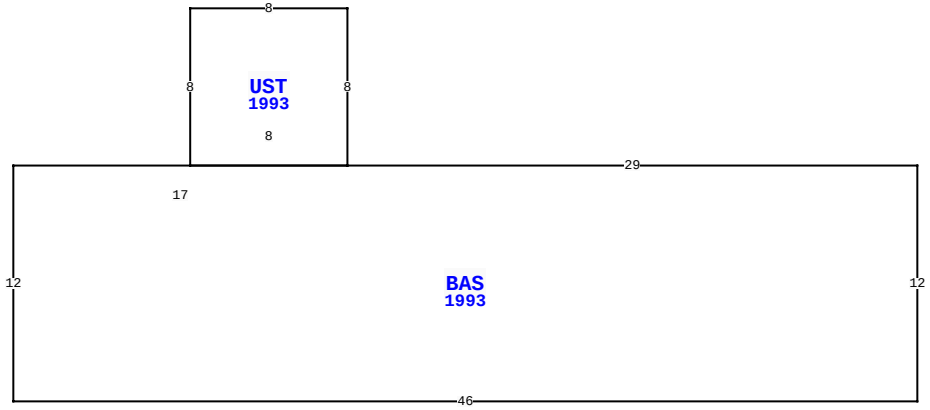
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100	1993	552	12,400
UST	64	55	1993	35	786
TOTALS	616			587	13,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	587	93.6000	74.88	43,955	1970	1975	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 552 HX Base Yr



45063 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	13,186
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	58,912
TOTAL MARKET VALUE	72,098
SOH/AGL Deduction	33,896
ASSESSED VALUE	38,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,202
TOTAL JUST VALUE	72,098
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,450

SW/MH _ 1970 STRR_ R433933

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0903/0789	10/14/1999	WD	Q	I		20,000

GRANTOR: BROOKS CHRISTIE & EDW
GRANTEE: BROWN WALTER L & SU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 UST=[YR=1993] N8 W8 S8 E8 $ W17 S12 E46 N12 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	RL	84.00	159.00	84.16	FF		1.00	1.00	1.00	700.00	700.00	58,912							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 58,912 Market: 0 Agricultural: 0 Common: 58,912 PRINTED 07/30/2025 BY SYS