LOTS 5 & 6
IN OR 1442/1231
MCARTHUR SUB PB3/16

RIVERA ELIZABETH E
45077 MICKLER STREET
CALLAHAN, FL 32011

2025

49-2N-25-4140-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	03	Quality Level 03

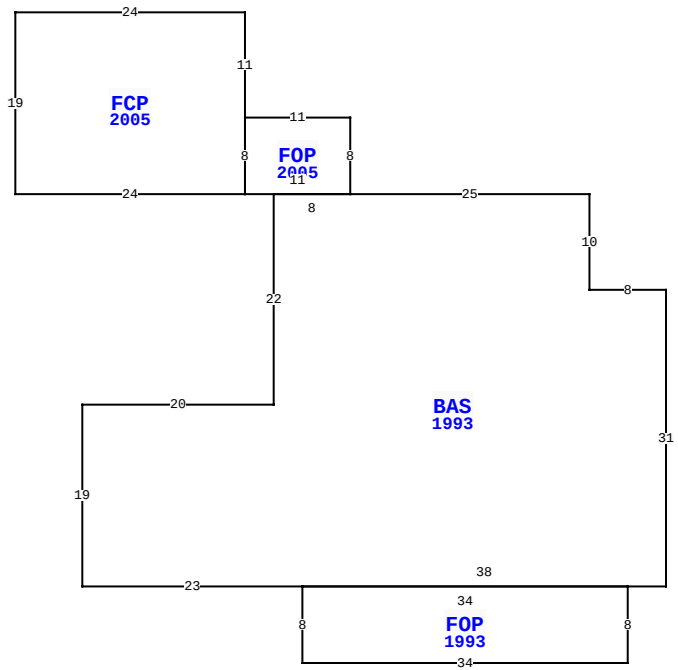
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,981	100	1993	1,981	177,841
FCP	456	25	2005	114	10,234
FOP	272	30	1993	82	7,362
FOP	88	30	2005	26	2,335
TOTALS	2,797			2,203	197,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,203	111.5240	111.52	245,679	1947	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 0 Heated Area: 1981 HX Base Yr 1981



45077 MICKLER ST, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		197,772
TOTAL MARKET OB/XF VALUE		3,001
TOTAL LAND VALUE - MARKET		128,800
TOTAL MARKET VALUE		329,573
SOH/AGL Deduction		227,209
ASSESSED VALUE		102,364
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,642
TOTAL JUST VALUE		329,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4032	REPAIR/RRF	0	03/07/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1231	9/07/2006	QC	U	I	07	100
GRANTOR: TANNER ELIZABETH E SM						
GRANTEE: RIVERA ELIZABETH E						
1329/1810	6/30/2005	QC	Q	I	06	100
GRANTOR: TANNER ELIZABETH E						
GRANTEE: RIVERA ELIZABETH E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N10 W25 FOP=[YR=2005] N8 W11 FCP=[YR=2005] N11 W24 S19 E24 N8 $ S8 E11$ W8 S22 W20 S19 E23 FOP=[YR=1993] S8 E34 N8 W34$ E38 N31 $.

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	100	10	16	160.00	SF	22.50	22.50	100	1998	1998	3	20	720	
2	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	1990	1990	3	57	445	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1985	1985	3	20	864	
4	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2007	2007	3	27	972	

LAND DESCRIPTION

TOTAL OB/XF 3,001

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	0006	RL	184.00	171.00	184.00	FF		1.00	1.00	1.00	700.00	700.00	128,800							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 128,800 Market: 0 Agricultural: 0 Common: 128,800 PRINTED 07/30/2025 BY SYS