LOT 8
PT OR 1101/1820
R106876 & R106877

JAN INVESTMENT INC
PO BOX 455
CALLAHAN, FL 32011-0455

2025

49-2N-25-4140-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

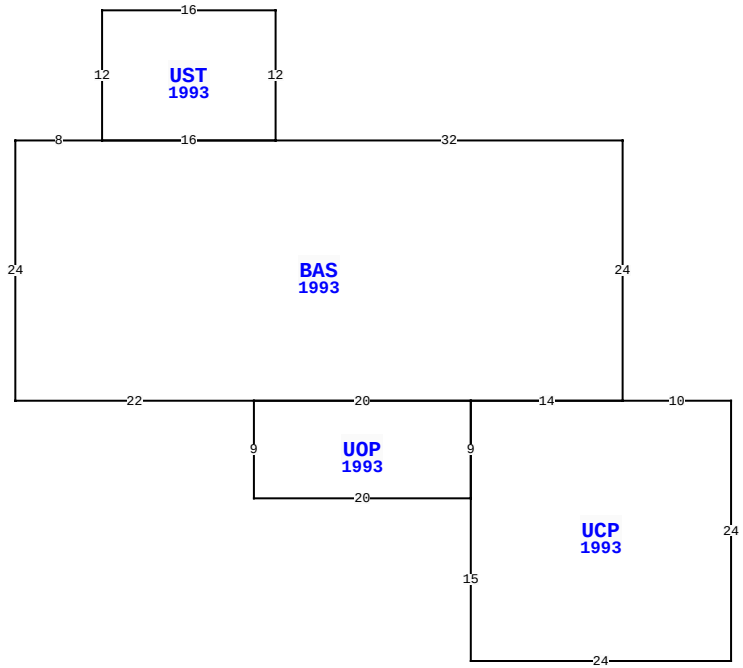
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,344	100	1993	1,344	40,191
UCP	576	20	1993	115	3,439
UOP	180	25	1993	45	1,346
UST	192	55	1993	106	3,170
TOTALS	2,292			1,610	48,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,610	124.6000	99.68	160,485	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



45105 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	48,146
TOTAL MARKET OB/XF VALUE	1,771
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	119,917
SOH/AGL Deduction	59,575
ASSESSED VALUE	60,342
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,342
TOTAL JUST VALUE	119,917
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,969

DW/MH: 1974 GRATL_ R106877 & R106876
WD STC HAS BRICK APPEARANCE
BBQ-NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1101/1820	12/18/2002	WD	U	I	07	100
GRANTOR: GREEN TROY & JASON C						
GRANTEE: JAN INVESTMENT GROU						
1039/0395	2/22/2002	WD	Q	I	06	75,000
GRANTOR: GREEN VIRGINIA L &						
GRANTEE: JAN INVESTMENT INC						

BUILDING NOTES

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	0812	CONCRETE C	0	0	0	0	1,771.00	SF	4.00	4.00	100	1975	1975	3	25	1,771	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W32 W16 W8 S24 E22 E20 E14 N24 $
UCP=[YR=1993;ORIG=-14,33] S15 E24 N24 W10 W14 S9 $
UST=[YR=1993;ORIG=-32,0] N12 W16 S12 E16 $
UOP=[YR=1993;ORIG=-34,24] S9 E20 N9 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,771

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	100.00	171.00	100.00	FF		1.00	1.00	1.00	700.00	700.00	70,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS