N1/2 OF LOT 9 (EX R/W)
MCARTHUR SUB PB 3/16

**VANBUSKIRK DAWN**
45115 MICKLER ST
CALLAHAN, FL 32011

**2025**

**49-2N-25-4140-0009-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

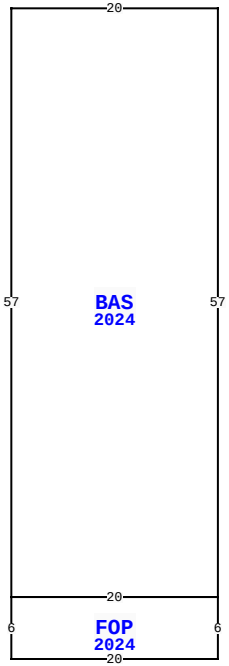
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,140 | 100 | 2024 | 1,140 | 183,597 |
| FOP | 120 | 30 | 2024 | 36 | 5,798 |
| TOTALS | 1,260 | | | 1,176 | 189,395 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,176 | 122.0060 | 161.05 | 189,395 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 1140 HX Base Yr 2024




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

45115 MICKLER ST, CALLAHAN

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 189,395 |
| TOTAL MARKET OB/XF VALUE | | 3,699 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 228,094 |
| SOH/AGL Deduction | | 3,720 |
| ASSESSED VALUE | | 224,374 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 173,652 |
| TOTAL JUST VALUE | | 228,094 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 218,051 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B23-4624 | NEW CONSTR | 0 | 12/15/2022 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2666/1663 | 9/07/2023 | WD | Q | I | 02 | 289,000 |
| GRANTOR: HEWETT DAVE & GLENDA | | | | | | |
| GRANTEE: VANBUSKIRK DAWN | | | | | | |
| 2620/0572 | 2/17/2023 | QC | U | I | 11 | 100 |
| GRANTOR: HEWETT GLENDA & DAVE | | | | | | |
| GRANTEE: HEWETT DAVE & GLEND | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E20 S57 W20 N57 $
FOP=[YR=2024;ORIG=40,67] E20 S6 W20 N6 $
.

### 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 569.00 | SF | 6.50 | 6.50 | 100 | 2024 | 2023 | | 100 | 3,699 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,699

| 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 | 50.00 | 171.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 700.00 | 700.00 | 35,000 | | | | | | | |

REVIEW DATE 07/13/2023 BY KW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS