S1/2 OF LOT 10 (EX R/W)
MCARTHUR SUB PB 3/16

ALLEN ZACHARY
45121 MICKLER ST
CALLAHAN, FL 32011

2025

49-2N-25-4140-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

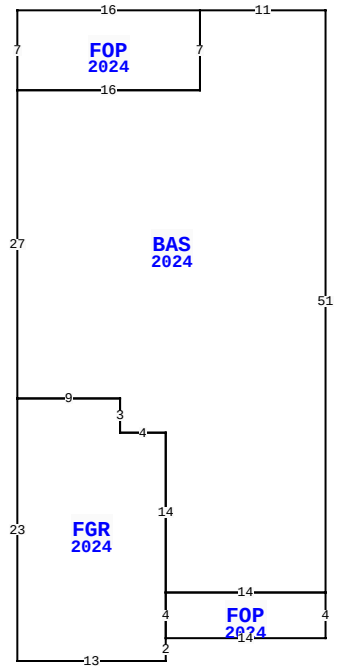
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,056	100	2024	1,056	178,242
FGR	287	55	2024	158	26,669
FOP	56	30	2024	17	2,869
FOP	112	30	2024	34	5,739
TOTALS	1,511			1,265	213,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,265	127.8732	168.79	213,519	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1056 HX Base Yr 2024



45121 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		213,519
TOTAL MARKET OB/XF VALUE		4,739
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		253,258
SOH/AGL Deduction		4,045
ASSESSED VALUE		249,213
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		198,491
TOTAL JUST VALUE		253,258
NCON VALUE		10,166
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-4623	NEW CONSTR	0	12/15/2022
B22-4608	DEMOLITION	12,000	09/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1564	8/18/2023	WD	Q	I	01	302,000
GRANTOR: JOHNS ETHAN R						
GRANTEE: ALLEN ZACHARY						
2611/0892	12/02/2022	WD	U	V	11	100
GRANTOR: HEWETT DAVE & GLENDA						
GRANTEE: JOHNS ETHAN R & RIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,44] N27 E16 N7 E11 S51 W14 N14 W4 N3 W9 $
FGR=[YR=2024;ORIG=20,44] E9 S3 E4 S14 S4 S2 W13 N23 $
FOP=[YR=2024;ORIG=20,10] E16 S7 W16 N7 $
FOP=[YR=2024;ORIG=33,61] E14 S4 W14 N4 $
.

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	729.00	SF	6.50	6.50	100	2024	2023		100	4,739	

LAND DESCRIPTION

TOTAL OB/XF 4,739

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