LOT 1 CALLAHAN IN SEC 30
IN OR 93 PG 582
WRIGHTS PLAT OF CALLAHAN

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2026

29-2N-25-3120-0087-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floo	07	CORK/VTILE 90
Interior Floo	14	CARPET 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Quality	00	QUALITY Level 03
Occupancy		0 100

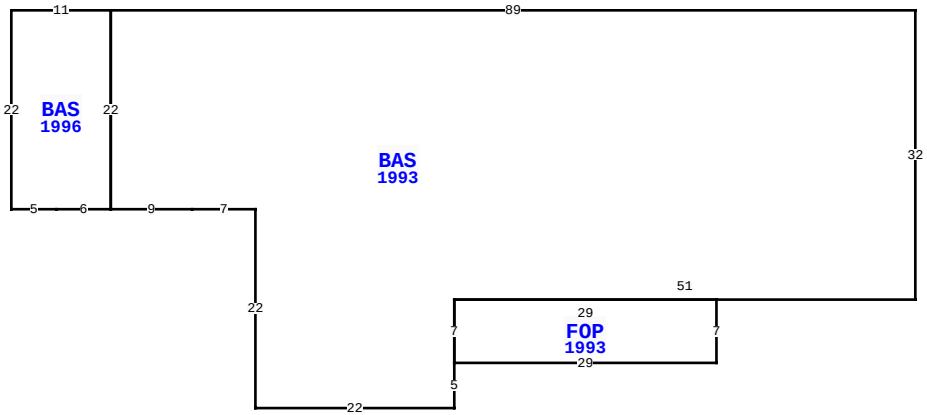
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,952	100	1993	2,952	302,539
BAS	242	100	1996	242	24,802
FOP	203	30	1993	61	6,251
TOTALS	3,397			3,255	333,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	3,255	90.6984	165.30	538,052	1975	1975	0	0	0	38.00	62.00

1 GOVT BLDG 0% - 0 Heated Area: 3194 HX Base Yr



45401 MICKLER ST, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE		
XF DATE			LAND DATE	05/09/2025	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		694,693
TOTAL MARKET OB/XF VALUE		38,835
TOTAL LAND VALUE - MARKET		243,936
TOTAL MARKET VALUE		977,464
SOH/AGL Deduction		0
ASSESSED VALUE		977,464
TOTAL EXEMPTION VALUE	03	977,464
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		977,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,085,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2596	REMODEL	0	04/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W89 S22 E9 E7 S22 E22 N5 N7 E51 N32 $
BAS=[YR=1996;ORIG=-89,0] W11 S22 E5 E6 N22 $
FOP=[YR=1993;ORIG=-51,39] E29 N7 W29 S7 $
.

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	0803	ASPHALT C	0	0	0	0	28,502.00	SF	2.00	2.00	100	1992	1992	3	50	28,502	
2	0812	CONCRETE C	0	0	0	0	1,199.00	SF	4.00	4.00	100	1975	1975	3	24	1,151	
3	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1975	1975	3	20	2,530	
4	1127	BRICK 8"	0	0	10	16	160.00	SF	11.00	11.00	100	1975	1975	3	62	1,091	
5	0402	CONC BUMPE	0	0	0	0	44.00	UT	25.00	25.00	100	1980	1980	3	42	462	
6	0803	ASPHALT C	0	0	0	0	2,514.00	SF	2.00	2.00	100	2003	2003	3	50	2,514	
7	0810	CONCRETE A	0	0	0	0	448.00	SF	6.50	6.50	100	2003	2003	3	80	2,330	
8	0402	CONC BUMPE	0	0	0	0	12.00	UT	25.00	25.00	100	2003	2003	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 38,835

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	008600	C	COUNTY	0		PBLC	0.00	0.00	69,696.00	SF		1.00	1.00	1.00	3.50	3.50	243,936							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.60 Total Land Value: 243,936 Market: 0 Agricultural: 0 Common: 243,936 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

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Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

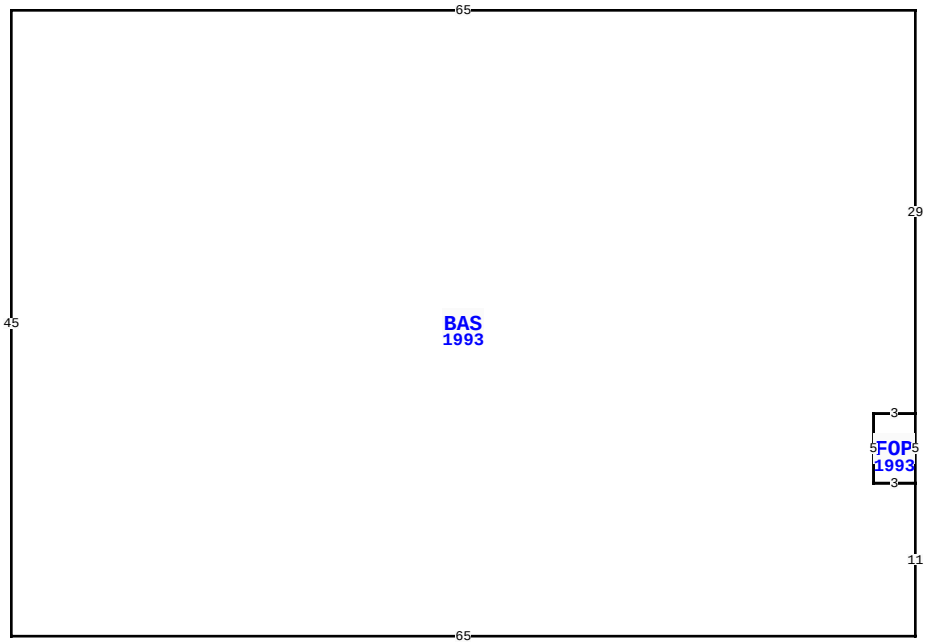
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,910	100	1993	2,910	360,606
FOP	15	30	1993	4	495
TOTALS	2,925			2,914	361,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	2,914	109.6680	199.87	582,421	1975	1975	0	0	0	38.00	62.00

2 GOVT BLDG 0% - 0 Heated Area: 2910 HX Base Yr



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PREVIOUS YEAR MKT VALUE		1,085,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S45 E65 N11 FOP=[YR=1993] N5 W3 S5 E3$ W3 N5 E3 N29$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.60 Total Land Value: 243,936 Market: 0 Agricultural: 0 Common: 243,936 PRINTED 07/09/2026 BY SYS