BLOCK 4 LOTS 4 & 5
R/W ESMT IN OR 960/1351
LAKESIDE PARK SUB PB 0/36

BARTCHLETT MORGAN/BARTCHLETT TOBY
45155 MICKLER ST
CALLAHAN, FL 32011

2026

29-2N-25-3200-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

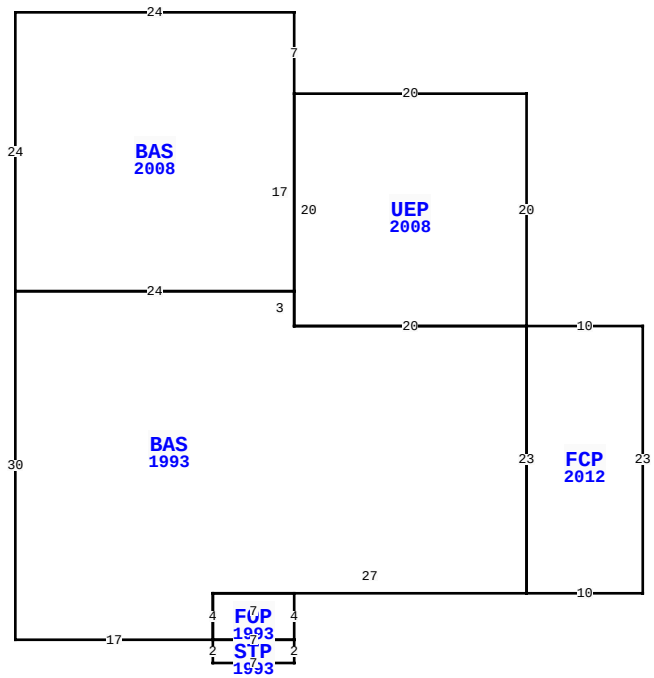
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,152	100	1993	1,152	131,236
BAS	576	100	2008	576	65,618
FCP	230	25	2012	58	6,608
FOP	28	30	1993	8	911
STP	14	10	1993	1	114
UEP	400	60	2008	240	27,341
TOTALS	2,400			2,035	231,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,035	96.1380	133.63	271,937	1944	1995	0	0	0	14.75	85.25

1 SNGL FAM 100% - 2022 Heated Area: 1728 HX Base Yr 2022



45155 MICKLER ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		231,826
TOTAL MARKET OB/XF VALUE		257
TOTAL LAND VALUE - MARKET		66,640
TOTAL MARKET VALUE		298,723
SOH/AGL Deduction		79,731
ASSESSED VALUE		218,992
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,581
TOTAL JUST VALUE		298,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2178	ADDITION	42,000	02/19/1999
1965	H/AC	2,600	05/22/1996
2374	XFOB	10	04/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2488/1554	8/16/2021	WD	Q	I	02	278,000
GRANTOR: DOCKSIDE SOUTH PROPER						
GRANTEE: BARTCHLETT MORGAN &						
2423/0471	1/04/2021	WD	Q	I	01	155,000
GRANTOR: FONTES MARTIN A OR SU						
GRANTEE: DOCKSIDE SOUTH PROP						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2008] W20 BAS=[YR=2008] N7 W24 S24 BAS=[YR=1993] S30 E17 STP=[YR=1993] S2 E7 N2 W7$ FOP=[YR=1993] E7 N4 W7 S4$ N4 E27 FCP=[YR=2012] E10 N23 W10 S23$ N23 W20 N3 W24$ E24 N17$ S20 E20 N20$.

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	8	8	64.00	SF	20.10	20.10	100	1990	1990	3	20	257	

LAND DESCRIPTION

TOTAL OB/XF 257

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	98.00	168.00	98.00	FF		1.00	1.00	1.00	680.00	680.00	66,640							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 66,640 Market: 0 Agricultural: 0 Common: 66,640 PRINTED 07/09/2026 BY SYS