SUB A & B OF LOT 9 (S-1)
IN OR 2102/529
SUB SEC 49 PB 2/15

CALLAHAN PROPERTY RENOVATIONS LLC
45219 DUTTON WAY
CALLAHAN, FL 32011

2026

49-2N-25-4100-0009-0010

BUILDING CHARACTERISTICS

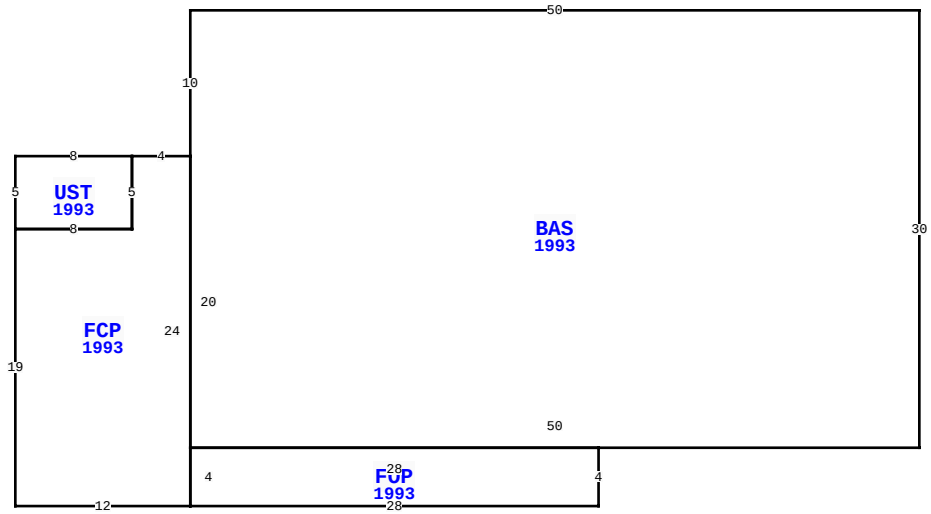
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,500	100	1993	1,500	138,331
FCP	248	25	1993	62	5,718
FOP	112	30	1993	34	3,135
UST	40	45	1993	18	1,660
TOTALS	1,900			1,614	148,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,614	104.0706	144.66	233,481	1954	1954	0	0	0	36.25	63.75

1 SNGL FAM 0% - 0 Heated Area: 1500 HX Base Yr



45023 MICKLER ST, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	148,844
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	124,440
TOTAL MARKET VALUE	273,284
SOH/AGL Deduction	38,147
ASSESSED VALUE	235,137
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,137
TOTAL JUST VALUE	273,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4292	REPAIR/RRF	0	12/05/2019
2280	CHNGE SRVC	1,000	08/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2102/0529	2/15/2017	WD	U	I	37	50,000
GRANTOR: GRIMMAGE MICHAEL & TO						
GRANTEE: CALLAHAN PROPERTY R						
1286/1815	1/11/2005	QC	Q	I	01	25,000
GRANTOR: GRIMMAGE MICHAEL L						
GRANTEE: GRIMMAGE MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S10 FCP=[YR=1993] W4 UST=[YR=1993] W8 S5 E8 N5 $ S5 W8 S19 E12 FOP=[YR=1993] E28 N4 W28 S4 $ N24 $ S20 E50 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	RL	183.00	190.00	183.00	FF		1.00	1.00	1.00	680.00	680.00	124,440							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 124,440 Market: 0 Agricultural: 0 Common: 124,440 PRINTED 07/09/2026 BY SYS