LOT 3
IN OR 734 PG 371
PINEY POINT SUB PB 3/62

BRASHEARS EDDY E
45120 MICKLER ST
CALLAHAN, FL 32011

2026

49-2N-25-4120-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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	01	DIST CA 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

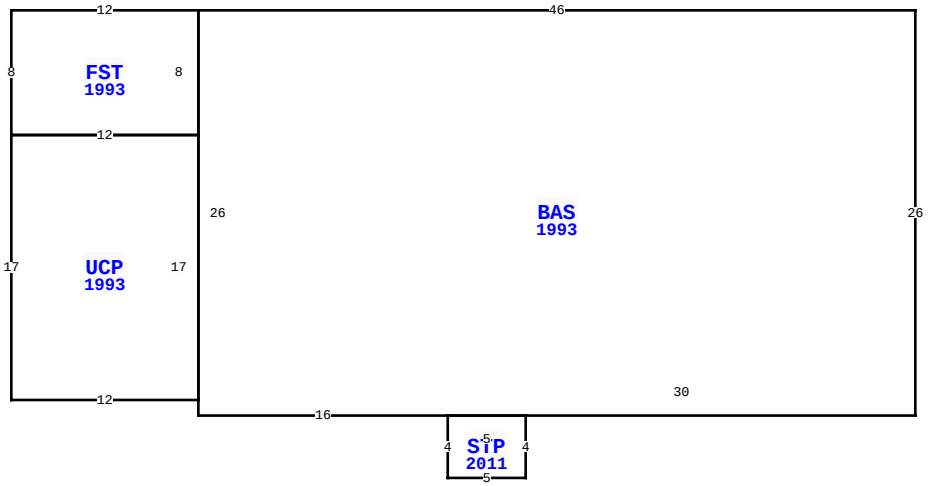
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	101,885
FST	96	55	1993	53	4,515
STP	20	10	2011	2	170
UCP	204	20	1993	41	3,492
TOTALS	1,516			1,292	110,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,292	138.6840	145.62	188,141	1962	1962	0	0	0	41.50	58.50

1 SINGLE FAM 100% - 1996 Heated Area: 1196 HX Base Yr 1996



45120 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		110,062
TOTAL MARKET OB/XF VALUE		1,890
TOTAL LAND VALUE - MARKET		40,800
TOTAL MARKET VALUE		152,752
SOH/AGL Deduction		81,398
ASSESSED VALUE		71,354
TOTAL EXEMPTION VALUE	HX HB	46,354
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		152,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0734/0371	7/18/1995	WD	Q	I		43,000
GRANTOR: JOHNSON DAVID & JANET						
GRANTEE: BRASHEARS EDDY E						
0127/0678	6/05/1972	TA	Q	I		15,400
GRANTOR: SHADY GROVE DAIRY FAR						
GRANTEE: JOHNSON DAVID ROBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 FST=[YR=1993] W12 S8 UCP=[YR=1993] S17 E12 N17 W12 $ E12 N8 $ S26 E16 STP=[YR=2011] S4 E5 N4 W5$ E30 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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	60.00	130.00	60.00	FF		1.00	1.00	1.00	680.00	680.00	40,800							

REVIEW DATE 04/01/2026 BY TWA Total Acres: 0.00 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 07/09/2026 BY SYS