LOT 4
PINEY POINT SUB PB 3/62

ROBERTSON BEVERLY KAY
45102 MICKLER ST
CALLAHAN, FL 32011

2026

49-2N-25-4120-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

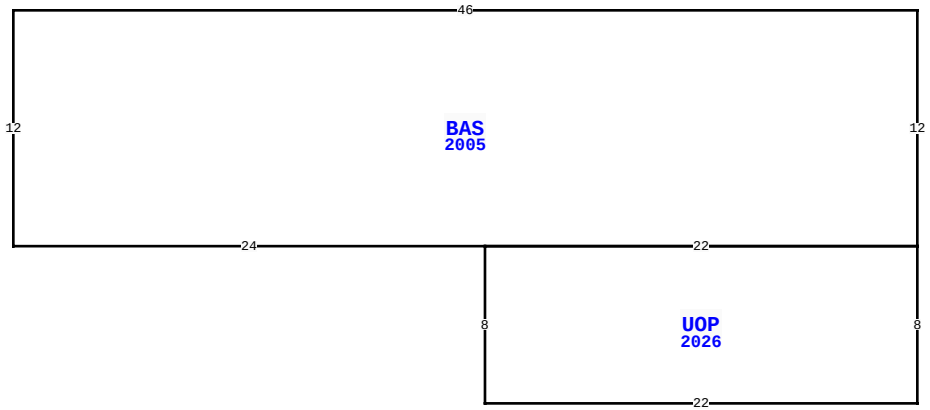
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	552	100	2005	552	15,793
UOP	176	25	2026	44	1,259
TOTALS	728			596	17,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	596	112.2000	95.37	56,841	1992	1992	0	0	0	70.00	30.00

1 M/H 93- 100% - 2025 Heated Area: 552 HX Base Yr 2025



45102 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		17,052
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		62,560
TOTAL MARKET VALUE		79,612
SOH/AGL Deduction		4,741
ASSESSED VALUE		74,871
TOTAL EXEMPTION VALUE	HX HB	49,871
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		79,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,656

70 FLEETWOOD_ R583603

1992 SKYL SW/MH VIN: 03610959E

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2624	MH MOVE-ON	0	11/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/1716	9/05/2023	WD	Q	I	01	77,500
GRANTOR: THOMAS ETHAN JAMES						
GRANTEE: ROBERTSON BEVERLY K						
2457/1630	4/28/2021	WD	Q	I	01	55,000
GRANTOR: MICO FAMILY JOINT LIV						
GRANTEE: THOMAS ETHAN JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W46 S12 E24 E22 N12 $
UOP=[YR=2026;ORIG=0,12] W22 S8 E22 N8 $
.

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	100	0003	RL	92.00	90.00	92.00	FF		1.00	1.00	1.00	680.00	680.00	62,560							

REVIEW DATE 04/01/2026 BY TWA Total Acres: 0.00 Total Land Value: 62,560 Market: 0 Agricultural: 0 Common: 62,560 PRINTED 07/09/2026 BY SYS