LOT 7
IN OR 1232/1281
PINEY POINT SUB PB 3/62

HACK SHANNON
PO BOX 1151
CALLAHAN, FL 32011

2026

49-2N-25-4120-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

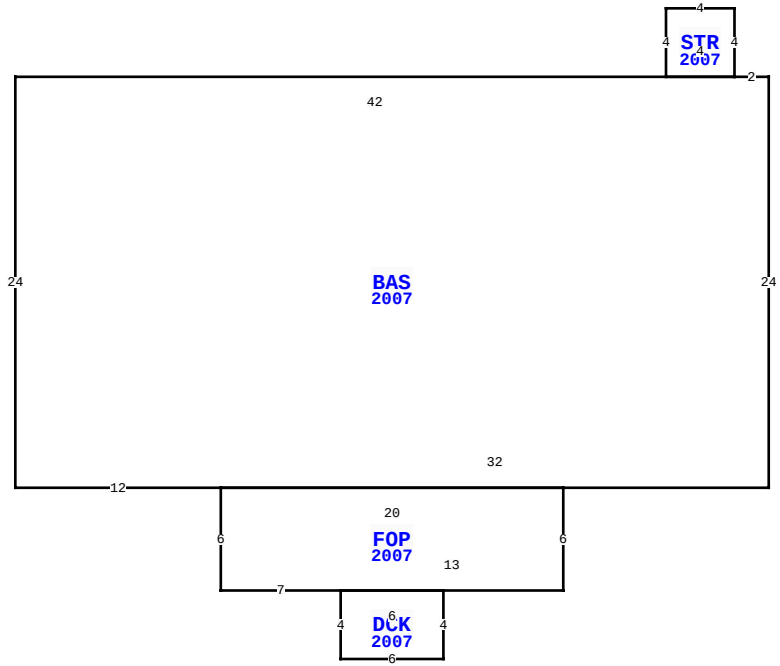
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,056	100	2007	1,056	146,067
DCK	24	10	2007	2	276
FOP	120	30	2007	36	4,979
STR	16	10	2007	2	276
TOTALS	1,216			1,096	151,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,096	108.7560	151.17	165,682	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2023 Heated Area: 1056 HX Base Yr 2023



45084 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		151,599
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		39,508
TOTAL MARKET VALUE		191,107
SOH/AGL Deduction		0
ASSESSED VALUE		191,107
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,696
TOTAL JUST VALUE		191,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2721	NEW CONSTR	44,000	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1232/1281	5/24/2004	QC	U	V	07	100
GRANTOR: STEWART WILLIAM E						
GRANTEE: HACK SHANNON						
1215/1744	3/17/2004	QC	Q	V	06	100
GRANTOR: STEWART WILLIAM						
GRANTEE: HACK SHANNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 STR=[YR=2007] N4 W4 S4 E4$ W42 S24 E12
FOP=[YR=2007] S6 E7 DCK=[YR=2007] S4 E6 N4 W6$ E13 N6 W20$
E32 N24$.

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		RL	166.00	80.00	166.00	FF		1.00	1.00	0.35	680.00	238.00	39,508							

REVIEW DATE 04/01/2026 BY TWA Total Acres: 0.00 Total Land Value: 39,508 Market: 0 Agricultural: 0 Common: 39,508 PRINTED 07/09/2026 BY SYS