LOT 2 & S-2 OF LOT 3
IN OR 1550/1075
MCARTHUR SUB PB 3/16

COPPOCK TERRY L & AUDREY J
55110 FAWN CT
CALLAHAN, FL 32011

2026

49-2N-25-4140-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

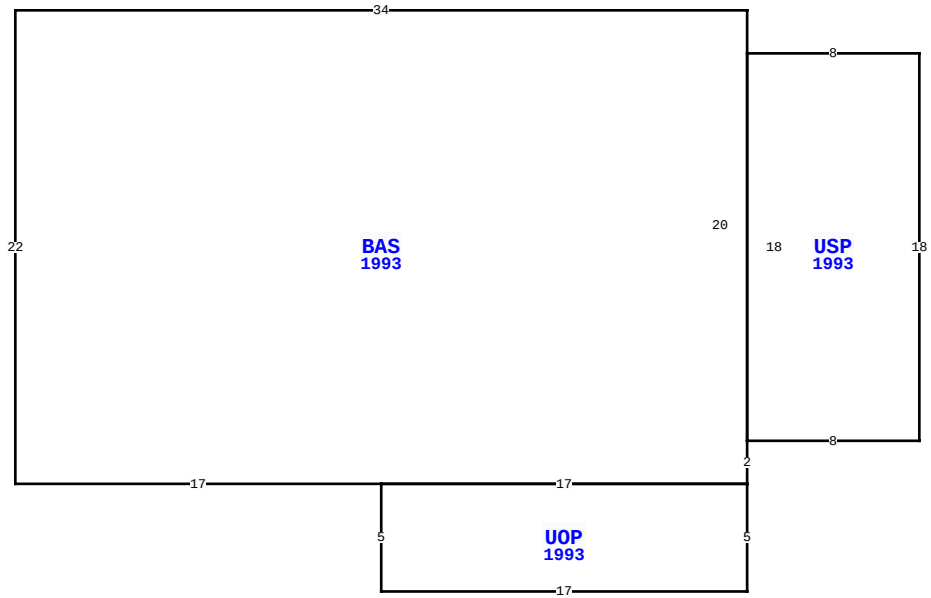
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100	1993	748	77,125
UOP	85	20	1993	17	1,753
USP	144	30	1993	43	4,434
TOTALS	977			808	83,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	808	125.7300	174.76	141,206	1963	1963	0	0	0	41.00	59.00

1 SNGL FAM 0% - 0 Heated Area: 748 HX Base Yr



45047 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	83,312
TOTAL MARKET OB/XF VALUE	3,840
TOTAL LAND VALUE - MARKET	76,160
TOTAL MARKET VALUE	163,312
SOH/AGL Deduction	44,205
ASSESSED VALUE	119,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,107
TOTAL JUST VALUE	163,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4155	REPAIR/RRF	0	10/18/2017
2406	REPAIR/RRF	1,500	11/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/1075	2/11/2008	WD	Q	I		70,000
GRANTOR: BROOKS CHRISTIE L						
GRANTEE: COPPOCK TERRY L & A						
1199/1780	1/07/2004	WD	Q	I	01	54,300
GRANTOR: BROOKS EDWARD LARRY						
GRANTEE: BROOKS CHRISTIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S22 E17 UOP=[YR=1993] S5 E17 N5 W17$ E17 N2
USP=[YR=1993] E8 N18 W8 S18$N20$.

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	0511	GARAGE CB-	0	0	20	24	480.00	SF	40.00	40.00	100	1965	1965	3	20	3,840	

LAND DESCRIPTION

TOTAL OB/XF 3,840

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	112.00	166.00	112.00	FF		1.00	1.00	1.00	680.00	680.00	76,160							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 76,160 Market: 0 Agricultural: 0 Common: 76,160 PRINTED 07/09/2026 BY SYS