LOT 7
MCARTHURS SUB PB 3/16

NETTLES STEVEN
45193 LAURA ST
CALLAHAN, FL 32011

2026

49-2N-25-4140-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

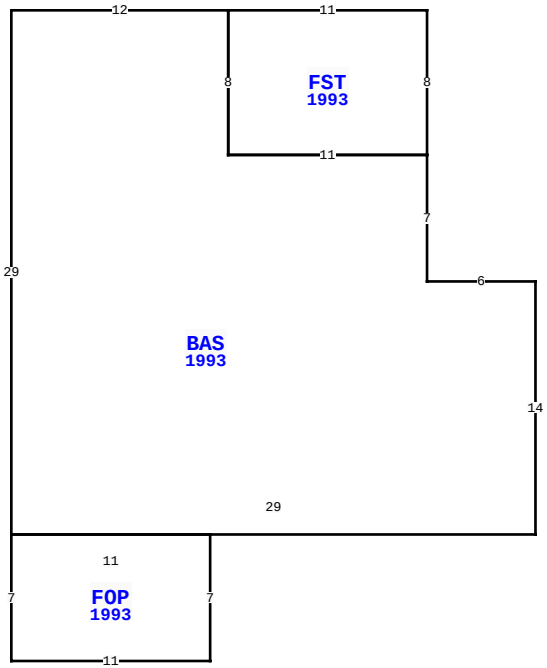
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	663	100	1993	663	50,922
FOP	77	30	1993	23	1,767
FST	88	55	1993	48	3,687
TOTALS	828			734	56,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	734	102.3000	107.42	78,846	1940	1940	0	0	0	28.50	71.50

1 SINGLE FAM 0% - 0 Heated Area: 663 HX Base Yr



45097 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	56,375
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	57,120
TOTAL MARKET VALUE	113,495
SOH/AGL Deduction	24,982
ASSESSED VALUE	88,513
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,513
TOTAL JUST VALUE	113,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,307

MISC STRGS= NV: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2418	REMODEL	2,000	01/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2868/0093	4/22/2026	QC	U	I	11	100
GRANTOR: STEWART WILLIAM ELSWO						
GRANTEE: NETTLES STEVEN						
2862/872	4/13/2026	WD	Q	I	01	100,000
GRANTOR: JAN INVESTMENT INC						
GRANTEE: STEWART WILLIAM ELS						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W12 S29 FOP=[YR=1993] S7 E11 N7 W11$ E29 N14 W6 N7 W11 N8$ S8 E11 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	0	0006	RL	84.00	171.00	84.00	FF		1.00	1.00	1.00	680.00	680.00	57,120							

REVIEW DATE 04/01/2026 BY TWA Total Acres: 0.00 Total Land Value: 57,120 Market: 0 Agricultural: 0 Common: 57,120 PRINTED 07/09/2026 BY SYS