PT FRAC SW1/4 IN OR 2145/1034
(EX PAR 5-6)
2003 DW/MH PALH

DUPREE HEATHER A CROSS
45673 ZIDELL RD
CALLAHAN, FL 32011

2023

17-2N-25-0000-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

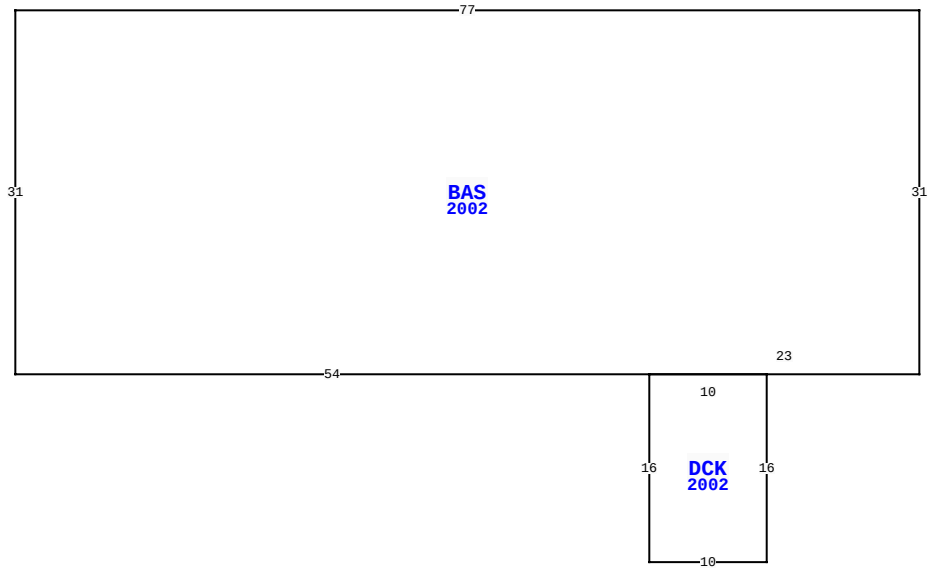
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,387	100	2,387	103,569
DCK	160	15	24	1,042
TOTALS	2,547		2,411	104,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,411	119.2000	83.44	201,174	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2020 Heated Area: 2387 HX Base Yr 2020



45673 ZIDELL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		104,610
TOTAL MARKET OB/XF VALUE		4,450
TOTAL LAND VALUE - MARKET		64,800
TOTAL MARKET VALUE		173,860
SOH/AGL Deduction		26,191
ASSESSED VALUE		147,669
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,669
TOTAL JUST VALUE		173,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3875	MH MOVE-ON	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2145/1034	9/08/2017	LE	U	I	11	100
GRANTOR: BECK ELEANOR F						
GRANTEE: DUPREE HEATHER A CR						
2134/1368	6/06/2017	QC	U	I	11	100
GRANTOR: BECK ELEANOR F						
GRANTEE: DUPREE HEATHER A CR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W77 S31 E54 DCK=[YR=2002] S16 E10 N16 W10$ E23 N31$.

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	2002	2002	3	87	3,045	
2	0820	WOOD WALK	0	100	12	4	48.00	SF	11.75	11.75	100	2002	2002	3	40	226	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	19.50	19.50	100	2002	2002	3	21	1,179	

LAND DESCRIPTION

TOTAL OB/XF 4,450

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.60	AC		1.00	1.00	1.00	18,000.00	18,000.00	64,800							

REVIEW DATE 07/25/2017 BY KBX Total Acres: 3.60 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 08/02/2023 BY SYS