PT FRAC SW1/4 IN OR 1059/623
2003 CHNC DW/MH

CROSS BARRY J & ELLEN F
45671 ZIDELL ROAD
CALLAHAN, FL 32011

2023

17-2N-25-0000-0005-0060

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 70
Interior Floo	11	CLAY TILE 30
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	2,139	100	2,139	96,864
DCK	192	15	29	1,313
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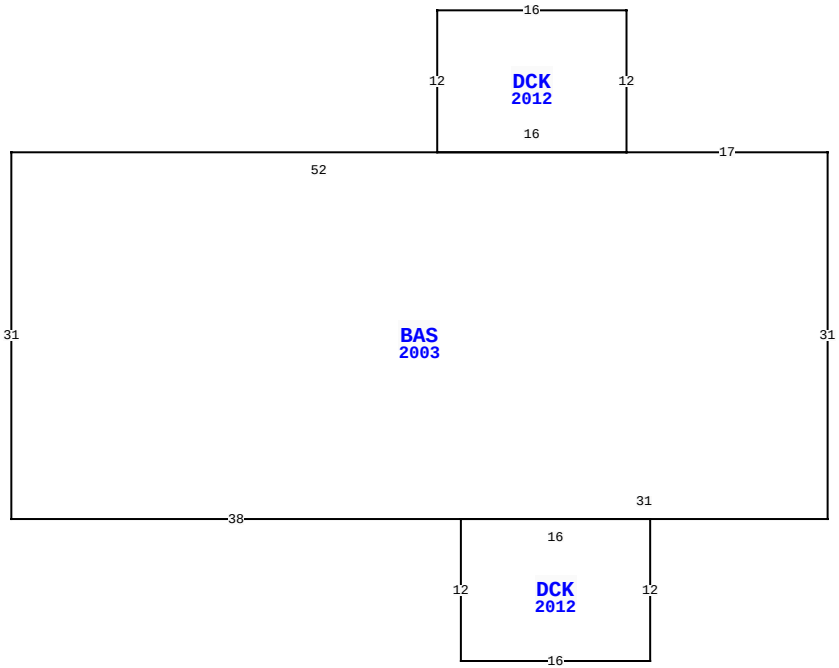
TOTALS	2,523		2,197	99,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,197	119.8000	83.86	184,240	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2004 Heated Area: 2139 HX Base Yr 2004



45671 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		99,490
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		172,570
SOH/AGL Deduction		82,536
ASSESSED VALUE		90,034
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,034
TOTAL JUST VALUE		172,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26009	ADDITION	3,786	05/01/2012
E11000	NEW CONSTR	0	04/01/2003
MH4052	MH MOVE-ON	0	04/01/2003
M6945	H/AC	0	04/01/2003
P6431	NEW CONSTR	0	02/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1059/0623	6/03/2002	WD	U	V	01	100

GRANTOR: BECK JOHNNY & ELEANOR
GRANTEE: CROSS BARRY & ELLEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 DCK=[YR=2012] N12 W16 S12 E16$ W52 S31 E38
DCK=[YR=2012] S12 E16 N12 W16$ E31 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
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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		0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 07/25/2017 BY KBX Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS