LOT 4
IN OR 2061/1156
CALLAHAN HEIGHTS PB 0/30

PAPPY DALLAS RIDGE
45041 ZIDELL RD
CALLAHAN, FL 32011

2023

18-2N-25-3000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

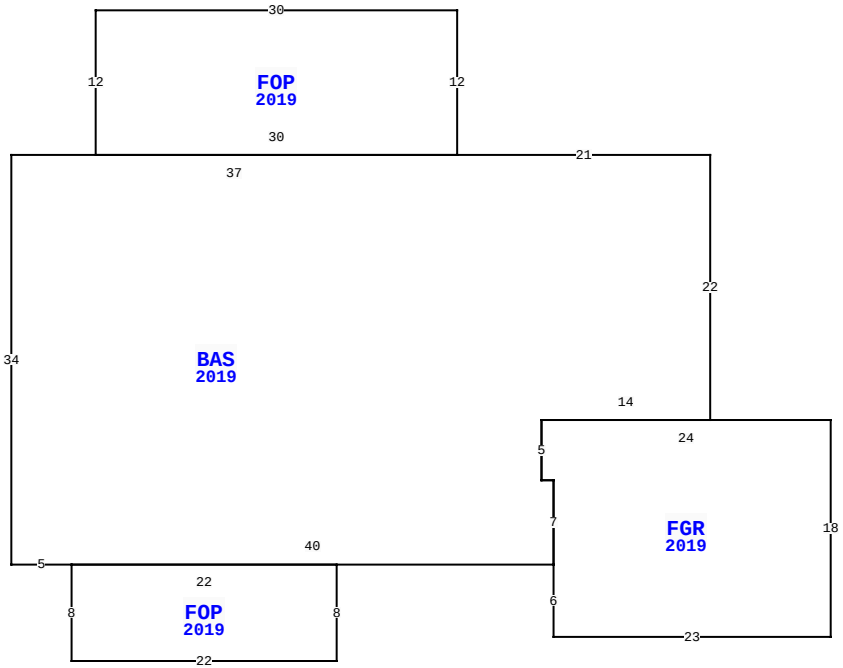
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1,811	219,898
FGR	419	55	230	27,928
FOP	176	30	53	6,435
FOP	360	30	108	13,114
TOTALS	2,766		2,202	267,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,202	103.2822	122.65	270,075	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 1811 HX Base Yr 2021



45041 ZIDELL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		267,374
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		274,400
TOTAL MARKET VALUE		333,039
SOH/AGL Deduction		76,369
ASSESSED VALUE		256,670
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,670
TOTAL JUST VALUE		545,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003526	CO ISSUED	0	04/09/2019
17006318	NEW CONSTR	241,922	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2061/1156	7/21/2016	WD	Q	V	01	110,000
GRANTOR: FAMILY TRUST						
GRANTEE: PAPPY DALLAS RIDGE						
1982/0132	5/21/2015	TD	U	V	11	100
GRANTOR: FACHKO EUGENE P LIVIN						
GRANTEE: FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FOP=[YR=2019] N12 W30 S12 E30$ W37 S34 E5
FOP=[YR=2019] S8 E22 N8 W22$ E40 FGR=[YR=2019] S6 E23 N18 W24
S5 E1 S7$ N7 W1 N5 E14 N22$.

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	2019	2019	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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	005000	C	RURAL HOME	100		OR	0.00	0.00	4.00	AC		1.00	1.00	0.70	18,000.00	12,600.00	50,400							
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	720.00	720.00	8,640							
3	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	790.00	790.00	3,160							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	224,000							

REVIEW DATE 07/16/2019 BY KB Total Acres: 20.00 Total Land Value: 62,200 Market: 224,000 Agricultural: 11,800 Common: 50,400 PRINTED 08/02/2023 BY SYS