PT OF LOTS 5 & 14
IN OR 918/560
CALLAHAN HEIGHTS PB 0/30

FENCIK MICHAEL CHAD
45179 ZIDELL ROAD
CALLAHAN, FL 32011

2023

18-2N-25-3000-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

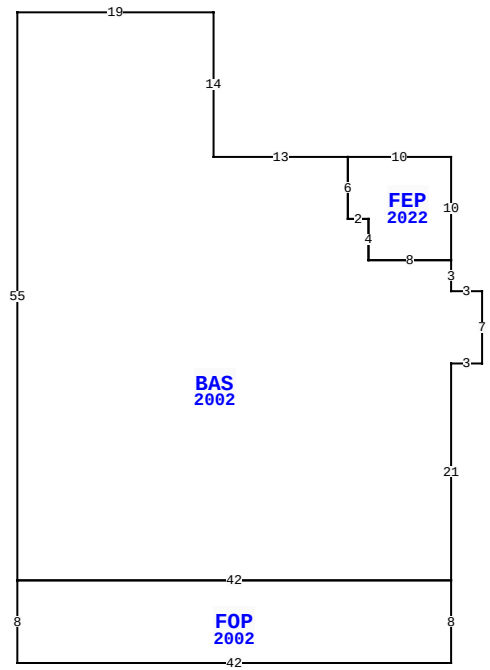
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,917	100	1,917	209,843
FEP	92	80	74	8,100
FOP	336	30	101	11,056
TOTALS	2,345		2,092	228,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,092	102.1356	121.29	253,739	2002	2002	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2000 Heated Area: 1917 HX Base Yr 2000



45179 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		228,999
TOTAL MARKET OB/XF VALUE		2,631
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		305,150
SOH/AGL Deduction		154,632
ASSESSED VALUE		150,518
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,518
TOTAL JUST VALUE		429,630
NCON VALUE		8,310
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014980	H/AC	0	04/01/2001
P004371	NEW CONSTR	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0918/0560	2/04/2000	PR	U	I	01	100
GRANTOR: FENCIK GEORGE B P/R						
GRANTEE: FENCIK MICHAEL CHAD						
0588/0620	1/18/1990	WD	U	I	01	100
GRANTOR: FENCIK CHARLIE						
GRANTEE: FENCEK CHARLIE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W3 N3 FEP=[YR=2022] N10 W10 S6 E2 S4 E8 $ W8 N4 W2 N6 W13 N14 W19 S55 FOP=[YR=2002] S8 E42 N8 W42 $ E42 N21 E3 N7 $.

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	0350	CARPORT WD	0	100	46	22	1,012.00	SF	13.00	13.00	100	2000	2000	3	20	2,631	

LAND DESCRIPTION

TOTAL OB/XF 2,631

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	440.00	440.00	3,520							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	128,000							
4	005000	C	RURAL HOME	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 10.00 Total Land Value: 73,520 Market: 128,000 Agricultural: 3,520 Common: 70,000 PRINTED 08/02/2023 BY SYS