PT OF LOTS 5 6 13 & 14 (S-7) &
PT OF LOTS 6 & 13 (S-9)
OR 601/1065 & L/E OR 601/1067

FENCIK GEORGE JR & BEVERLY A
35286 BRADDOCK ROAD
CALLAHAN, FL 32011

2023

18-2N-25-3000-0005-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

5747 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	0
TOTAL MARKET OB/XF VALUE	3,160
TOTAL LAND VALUE - MARKET	322,000
TOTAL MARKET VALUE	80,030
SOH/AGL Deduction	27,984
ASSESSED VALUE	52,046
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,046
TOTAL JUST VALUE	325,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0601/1067	7/11/1990	WD	U	I	18	100
GRANTOR: FENCIK MARGARET P						
GRANTEE: FENCIK GEORGE JR &						
0601/1065	7/11/1990	PR	U	I	01	100
GRANTOR: FENCIK GEORGE JR P/R						
GRANTEE: FENCIK MARGARET P						

BUILDING NOTES

BUILDING DIMENSIONS

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	0681	POLE SHED	0	0	18	40	720.00	SF	15.00	15.00	100	1970	1970	3	20	2,160	
2	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	0	0	3	100	500	
3	0572	JUNK MH	0	0	0	0	1.00	UT	500.00	500.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,160

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	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005300	A	CROPLAND 3	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	400.00	400.00	3,200							
3	006000	A	PAST1/HAY	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	440.00	440.00	1,320							
4	005500	A	TIMBER 2 SI	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	550.00	550.00	1,650							
5	005902	A	HARDWOOD SI	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	175.00	175.00	700							
6	009910	M	MKT.VAL.AG	0			0.00	0.00	18.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	252,000							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 20.00 Total Land Value: 76,870 Market: 252,000 Agricultural: 6,870 Common: 70,000 PRINTED 08/02/2023 BY SYS