

LOT 11
IN OR 818 PG 573
CALLAHAN HEIGHTS PB 0/30

BELL FRANKLIN AARON
45419 ZIDELL ROAD
CALLAHAN, FL 32011-3630

2023

18-2N-25-3000-0011-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6													
Exterior Wall	05	AVERAGE 100	0100	01	1,776	116.3000	104.96	186,409	1925	1925	0	0	0	31.50	68.50	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1998													Heated Area: 1627												
Roof Cover	12	MODULAR MT 100														HX Base Yr 1998												
Interior Wall	03	PLASTER 60																										
Interior Wall	02	WALL BD/WD 40																										
Interior Floo	19	MARBLE 70																										
Interior Floo	08	SHT VINYL 30																										
Air Condition	01	NONE 100																										
Heating Type	02	CONVECTION 100																										
Bedrooms	3	100																										
Bathrooms	1	100																										
Frame	02	WOOD FRAME 100																										
Stories	1.5	1.5 100																										
Units	0	100																										
Occupancy	00	NONE 100																										
Quality			03	Quality Level 03																								
DOR CODE			5000IMPROVED 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	1,080	100	1,080	77,650																								
FOP	400	30	120	8,628																								
FUS	547	100	547	39,328																								
USP	96	30	29	2,085																								
TOTALS			2,123	1,776	127,690																							
EXTRA FEATURES			45417 ZIDELL RD, CALLAHAN																									
L N	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	0504	FP-ELECTRI	0100	0	0	1.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	400													
2	0681	POLE SHED	0100	40	24	960.00	SF	15.00	15.00	100	1995	1995	3	24	3,456													
3	0351	CARPORT MT	0100	20	10	200.00	SF	10.00	10.00	100	1995	1995	3	20	400													
4	1242	WD DECK A	0100	0	0	100.00	SF	10.00	10.00	100	2004	2004	3	24	240													
5	0351	CARPORT MT	0100	20	20	400.00	SF	10.00	10.00	100	2004	2004	3	24	960													
6	2701	QUONSET GD	0100	60	40	2,400.00	SF	15.00	15.00	100	2017	2017	3	93	33,480													
7	0811	CONCRETE B	0100	11	24	264.00	SF	5.20	5.20	100	2017	2017	3	97	1,332													
LAND DESCRIPTION			TOTAL OB/XF 40,268																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		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	11.45	AC		1.00	1.00	1.00	440.00	440.00	5,038											
3	005902	A	HARDWOOD SI	0			0.00	0.00	6.50	AC		1.00	1.00	1.00	175.00	175.00	1,138											
4	009910	M	MKT. VAL. AG	0			0.00	0.00	17.95	AC		1.00	1.00	1.00	14,000.00	14,000.00	251,300											
REVIEW DATE 05/11/2020 BY KBA Total Acres: 18.95 Total Land Value: 41,176 Market: 251,300 Agricultural: 6,176 Common: 35,000 PRINTED 08/02/2023 BY SYS																												

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