THE MIDDLE 1/3 OF LOT 12
IN OR 2233/32
CALLAHAN HEIGHTS PB 0/30

ERNST KELLEY J
45321 ZIDELL RD
CALLAHAN, FL 32011

2023

18-2N-25-3000-0012-0121

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

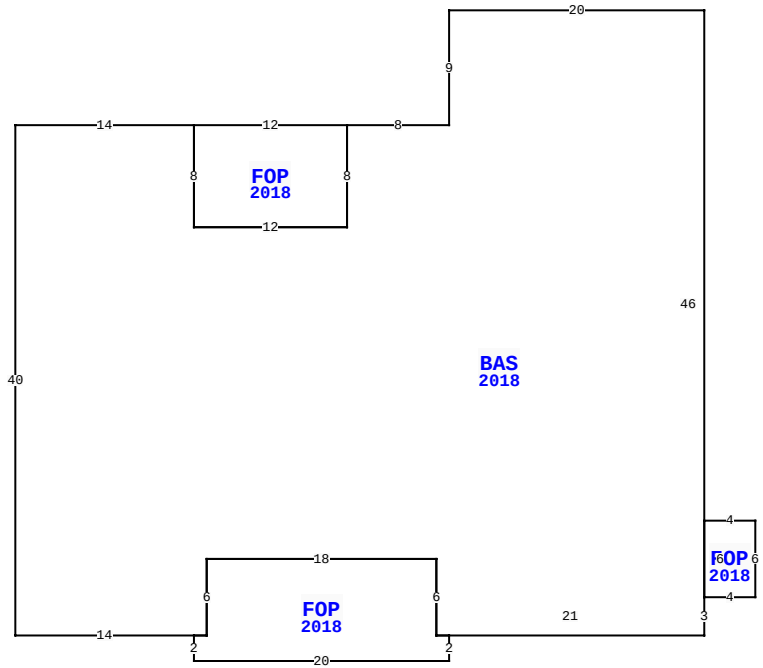
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,136	100	2,136	253,548
FOP	24	30	7	831
FOP	96	30	29	3,443
FOP	148	30	44	5,222
TOTALS	2,404		2,216	263,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,216	101.4790	120.51	267,050	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 2136 HX Base Yr 2019



45321 ZIDELL RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		263,044
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		99,200
TOTAL MARKET VALUE		362,244
SOH/AGL Deduction		122,547
ASSESSED VALUE		239,697
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,697
TOTAL JUST VALUE		362,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002785	CO ISSUED	0	04/24/2018
1702785	NEW CONSTR	243,899	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2233/0032	10/22/2018	QC	U	V	11	140,500
GRANTOR: ERNST JARED E & KELLE						
GRANTEE: ERNST KELLEY J						
2112/0016	3/30/2017	WD	Q	I	05	109,000
GRANTOR: THOMAS JACK P						
GRANTEE: ERNST JARED E & KEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 S9 W8 FOP=[YR=2018] W12 S8 E12 N8$ S8 W12 N8 W14 S40 E14 FOP=[YR=2018] S2 E20 N2 W1 N6 W18 S6 W1$ E1 N6 E18 S6 E21 N3 FOP=[YR=2018] E4 N6 W4 S6$ N46$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	6.20	AC		1.00	1.00	1.00	16,000.00	16,000.00	99,200							

REVIEW DATE 01/07/2019 BY KB Total Acres: 6.20 Total Land Value: 99,200 Market: 0 Agricultural: 0 Common: 99,200 PRINTED 08/02/2023 BY SYS