

W1/3 OF LOT 12
L/E OR 367/333 & OR 1070/1141
& OR 1161/1226

JOSEPH ROBERT N & BETTY YVONNE LIVING TRUST/JOSEPH
PO BOX 1173
CALLAHAN, FL 32011-1173

2023

18-2N-25-3000-0012-0122



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall	15	CONC BLOCK 100	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	STANDARD													
Roof Structur	03	GABLE/HIP 100	0100	01	627	70.0000	63.18	39,614	1960	1960	0	0	50	34.00	20.00														
Roof Cover	01	MINIMUM 100	1 SINGLE FAM - 0% - 0													Heated Area: 560					HX Base Yr								
Interior Wall	01	MINIMUM 100	28 20 20 28 12 12 28 BAS 1993 UOP 1993																										
Interior Floo	05	ASPH TILE 100																											
Air Condition	01	NONE 100																											
Heating Type	02	CONVECTION 100																											
Bedrooms	0	100																											
Bathrooms	1	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality		03	Quality Level 03																										
DOR CODE		5500	TIMBERLAND 80-89																										
MAP NUM			MKT AREA		08																								
NEIGHBORHOOD/LOC		8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	560	100	560	7,076																									
UOP	336	20	67	847																									
TOTALS		896	627	7,923																									
EXTRA FEATURES					45305 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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000													
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	20	1998	1998	3	20	1,200													
3	1242	WD DECK A	0	0	14	8	112.00	SF	10.00	10.00	100	1998	1998	3	20	224													
4	0940	SHEDS/PORT	0	0	8	16	128.00	SF	30.00	30.00	100	2012	2012	3	60	2,304													
5	0681	POLE SHED	0	0	0	0	192.00	SF	15.00	15.00	100	2012	2012	3	71	2,045													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3.60	AC		1.00	1.00	1.00	18,000.00	18,000.00	64,800												
2	005500	A	TIMBER 2 SI	0			0.00	0.00	2.60	AC		1.00	1.00	1.00	550.00	550.00	1,430												
3	009910	M	MKT. VAL. AG	0			0.00	0.00	2.60	AC		1.00	1.00	1.00	16,000.00	16,000.00	41,600												
REVIEW DATE 10/09/2018 BY KBA Total Acres: 6.20 Total Land Value: 66,230 Market: 41,600 Agricultural: 1,430 Common: 64,800 PRINTED 08/02/2023 BY SYS																													