PT OF LOTS 20 & 21 (S-18)
IN OR 1766/1786
EX S 18-8

BELL CLINTON A & JOANN
PO BOX 52
CALLAHAN, FL 32011-0052

2023

18-2N-25-3000-0020-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

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

45120 ZIDELL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/27/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,480
TOTAL MARKET VALUE	1,848
SOH/AGL Deduction	0
ASSESSED VALUE	1,848
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,848
TOTAL JUST VALUE	60,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7904	ADDITION	9,535	03/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1766/1786	11/16/2011	WD	U	I	30	16,800
GRANTOR: DAUGHTRY JOSEPH S						
GRANTEE: BELL CLINTON A & JO						
1661/1843	1/25/2010	QC	U	V	30	100
GRANTOR: DAUGHTRY JENNIFER E						
GRANTEE: DAUGHTRY JOSEPH S						

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

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	3.36	AC		1.00	1.00	1.00	550.00	550.00	1,848							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	3.36	AC		1.00	1.00	1.00	18,000.00	18,000.00	60,480							

REVIEW DATE 07/27/2023 BY DC Total Acres: 3.36 Total Land Value: 1,848 Market: 60,480 Agricultural: 1,848 Common: 0 PRINTED 08/02/2023 BY SYS