

PT E1/2 OF LOT 22
IN OR 1755/1930 (EX UTIL ESMT
IN OR 1747/1778)

MCCONNELL CHRISTOPHER & CAROL B
45348 ZIDELL ROAD
CALLAHAN, FL 32011

2023

18-2N-25-3000-0022-0200



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	133,841
TOTALS	2,280		2,280	133,841

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
4	0940	SHEDS/PORT	0 100	11	32	352.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005		0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	119.8000	83.86	191,201	2011	2011	0	0	0	30.00	70.00
2 M/H 94+ - 100% - 2001												
Heated Area: 2280												
HX Base Yr 2001												
30 76 BAS 2011 76 30												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF													
5,280													
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
1	000115	C	SFR ACRES	100	0005		0.00	0.00	1.00	AC		1.00	1.00

TOTAL OB/XF													
5,280													
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
1	000115	C	SFR ACRES	100	0005		0.00	0.00	1.00	AC		1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					133,841				
TOTAL MARKET OB/XF VALUE					5,280				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					174,121				
SOH/AGL Deduction					59,624				
ASSESSED VALUE					114,497				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					64,497				
TOTAL JUST VALUE					174,121				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					134,880				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5367	CO ISSUED	0	10/11/2011
P14949	NEW CONSTR	0	09/01/2011

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1755/1930	9/12/2011	WD	U	I	30	100			
GRANTOR: MCCONNELL CAROL A & C									
GRANTEE: MCCONNELL CHRISTOPH									
0818/0574	12/24/1997	WD	U	V	01	100			
GRANTOR: BELL CLAYTON & JENETT									
GRANTEE: BELL CAROL ANN									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2011] W76 S30 E76 N30 \$.									