

PT OF LOT 24 (S-201)
2013 PALM DW/MH
IN OR 1054/1953

BELL MICHAEL ALLEN
45488 ZIDELL ROAD
CALLAHAN, FL 32011

2023

18-2N-25-3000-0024-0201



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

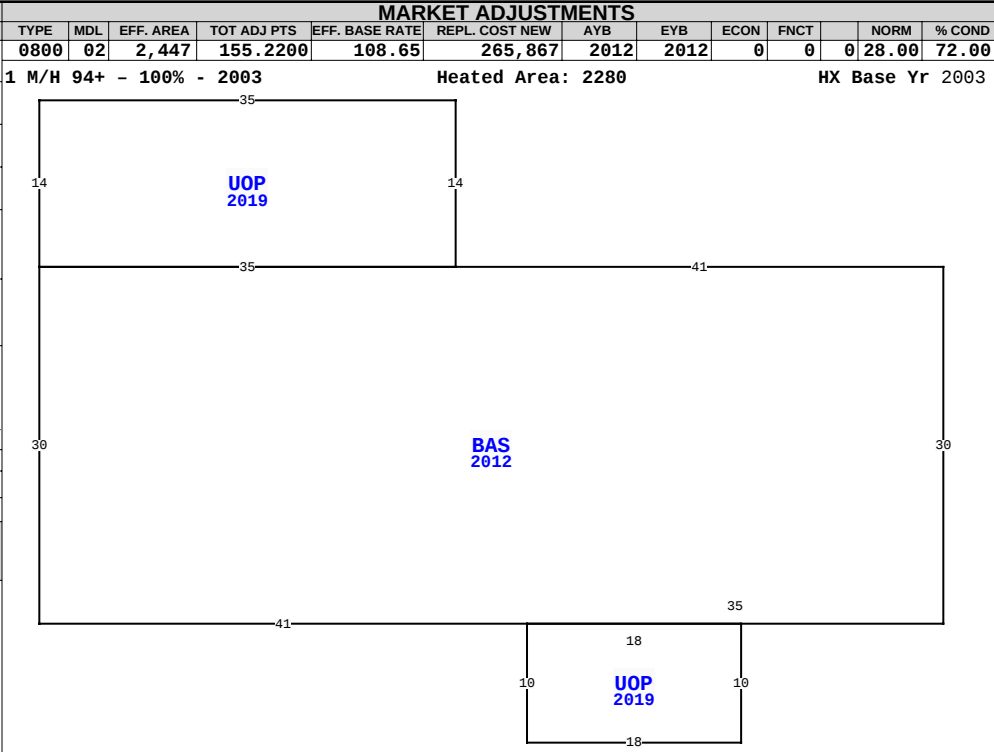
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	178,360
UOP	180	25	45	3,520
UOP	490	25	122	9,544

TOTALS	2,950		2,447	191,424
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	15	10	150.00	SF	19.50	19.50
3	1242	WD DECK A	0 100	7	9	63.00	SF	10.00	10.00
4	0811	CONCRETE B	0 100	0	0	710.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0005		0.00	0.00	1.00
2	005600	A	TIMBER 3 SI	0			0.00	0.00	13.30
3	006000	A	PAST1/HAY	0			0.00	0.00	3.00
4	009910	M	MKT. VAL. AG	0			0.00	0.00	16.30

REVIEW DATE 06/11/2020 BY KBA



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

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
AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
AC		1.00	1.00	1.00	410.00	410.00	5,453							
AC		1.00	1.00	1.00	440.00	440.00	1,320							
AC		1.00	1.00	1.00	14,000.00	14,000.00	228,200							

TOTAL OB/XF													4,425		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
5		0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00				
		0.00	0.00	13.30	AC		1.00	1.00	1.00	410.00	410.00				
		0.00	0.00	3.00	AC		1.00	1.00	1.00	440.00	440.00				
		0.00	0.00	16.30	AC		1.00	1.00	1.00	14,000.00	14,000.00	2			
Total Acres: 17.30		Total Land Value: 41,773				Market: 228,200				Agricultural: 6,773					

Total Acres: 17.30 Total Land Value: 41,773 Market: 228,200 Agricultural: 6,773 Common: 35,000

NASSAU COUNTY PROPERTY		PAGE 1 of 4	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		239,194	
TOTAL MARKET OB/XF VALUE		4,425	
TOTAL LAND VALUE - MARKET		263,200	
TOTAL MARKET VALUE		285,392	
SOH/AGL Deduction		100,810	
ASSESSED VALUE		184,582	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		134,582	
TOTAL JUST VALUE		506,819	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,861	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125432	CO ISSUED	0	10/08/2012
MH5432	MH MOVE-ON	0	09/03/2012
E23103	NEW CONSTR	0	12/01/2010
B24122	NEW CONSTR	0	11/01/2010
MH3869	MH MOVE-ON	0	07/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1054/1953	5/09/2002	WD	U	V	01	100	
GRANTOR: BELL CLAYTON A & JENE							
GRANTEE: BELL MICHAEL ALLEN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W41 UOP=[YR=2019] N14 W35 S14 E35\$ W35 S30 E41									
UOP=[YR=2019] S10 E18 N10 W18\$ E35 N30\$.									

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