



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,219	100	1,219	23,580
UOP	96	25	24	464

TOTALS	1,315	1,243	24,045
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	
2	0810	CONCRETE A	0	0	50	3	150.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	10	12	120.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	22	10	220.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	0	10	12	120.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	7.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,243	99.2000	64.48	80,149	1970	1970	0	0	70.00	30.00
1 M/H 93- - 0% - 2023											
Heated Area: 1219											
HX Base Yr											
BAS 1993											
UOP 1993											

BLD DATE	11/07/2007	KW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
55187 ZWEIFEL RD, CALLAHAN				05/19/2023 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 6
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			421,626
TOTAL MARKET OB/XF VALUE			3,908
TOTAL LAND VALUE - MARKET			84,000
TOTAL MARKET VALUE			509,534
SOH/AGL Deduction			0
ASSESSED VALUE			509,534
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			509,534
TOTAL JUST VALUE			509,534
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			575,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-02409	CO @ 55085 ZWEIFE		04/19/2023
C23-02417	CO @ 55117 ZWEIFE		04/19/2023
C23-02421	CO @ 55099 ZWEIFE		04/19/2023
23002409	MH MOVE-ON	0	02/22/2023
23002417	MH MOVE-ON	0	02/22/2023
23002421	MH MOVE-ON	0	02/22/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2585/0494	8/18/2022	WD	Q	I	01
GRANTOR: ZWEIFEL ERNEST N SR T					
GRANTEE: TEN POINT HOLDINGS					
2490/0425	8/23/2021	WD	U	I	11
GRANTOR: ZWEIFEL ERNEST N SR					
GRANTEE: ZWEIFEL ERNEST N SR					

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2490/0425	8/23/2021	WD	U	I	11
GRANTOR: ZWEIFEL ERNEST N SR					
GRANTEE: ZWEIFEL ERNEST N SR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W53 S23 E30 UOP=[YR=1993] S8 E12 N8 W12\$ E23 N23\$.											

[illegible]

[illegible]

[illegible]

[illegible]

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