

R497954
IN OR 2490/427
EX R/W OR 1048/1121

ZWEIFEL ERNEST N SR TRUST/ZWEIFEL ERNEST N SR TRUS
450570 STATE ROAD 200
CALLAHAN, FL 32011

2023

42-2N-25-0000-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

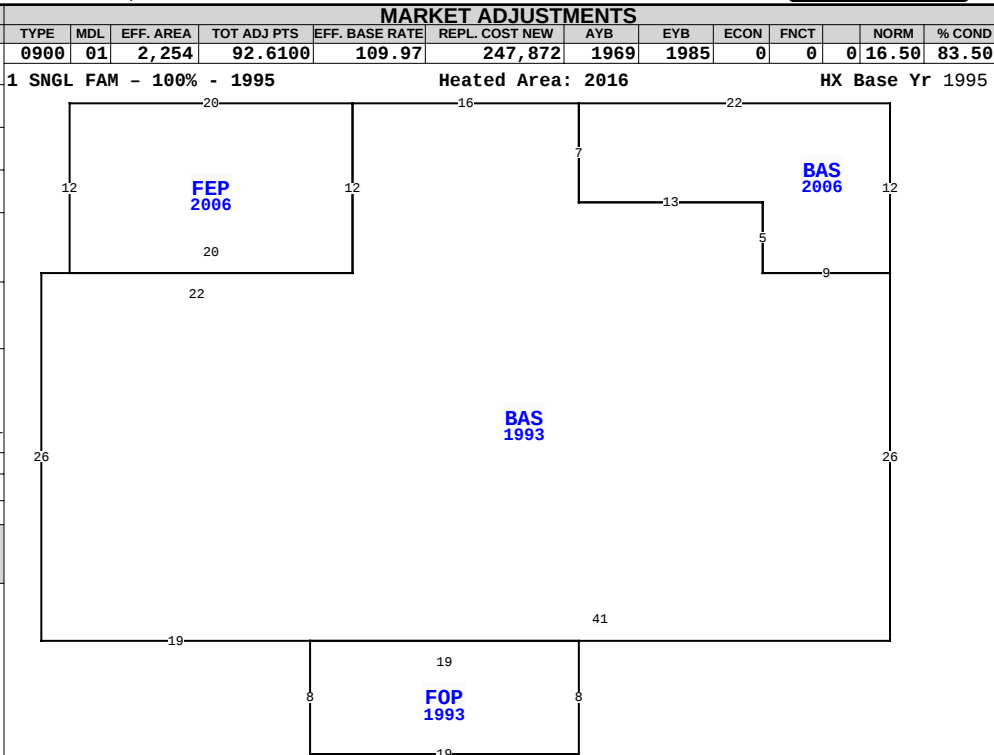
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,817	100	1,817	166,846
BAS	199	100	199	18,273
FEP	240	80	192	17,630
FOP	152	30	46	4,224

TOTALS	2,408		2,254	206,973
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0350	CARPORT WD	0 100	53	29	1,537.00	SF	13.00	
3	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	
4	1076	TRELLIS A	0 100	26	9	234.00	SF	4.50	
5	0810	CONCRETE A	0 100	0	0	330.00	SF	6.50	
6	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	
7	0351	CARPORT MT	0 100	20	18	360.00	SF	4.50	

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	0004	OR	0.00	0.00	4.71



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

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980	
2	0350	CARPORT WD	0 100	53	29	1,537.00	SF	13.00	13.00	100	1960	1960	3	20	3,996	
3	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	1970	1970	3	20	1,728	
4	1076	TRELLIS A	0 100	26	9	234.00	SF	4.50	4.50	100	1998	1998	3	23	242	
5	0810	CONCRETE A	0 100	0	0	330.00	SF	6.50	6.50	100	2001	2001	3	82	1,759	
6	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1979	1979	3	100	6,000	
7	0351	CARPORT MT	0 100	20	18	360.00	SF	4.50	4.50	100	2007	2007	3	35	567	

TOTAL OB/XF													15,272		
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			
004	OR	0.00	0.00	4.71	AC		1.00	1.00	1.25	18,000.00	22,500.00	105,975			

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		213,256	
TOTAL MARKET OB/XF VALUE		15,272	
TOTAL LAND VALUE - MARKET		105,975	
TOTAL MARKET VALUE		334,503	
SOH/AGL Deduction		172,414	
ASSESSED VALUE		162,089	
TOTAL EXEMPTION VALUE		HX HB WR 55,000	
BASE TAXABLE VALUE		107,089	
TOTAL JUST VALUE		334,503	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,125	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2490/0427	8/23/2021	WD	U	I	11	100	
GRANTOR: ZWEIFEL ERNEST N							
GRANTEE: ZWEIFEL ERNEST N SR							
0494/0890	7/01/1986	WD	Q	I		70,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] W22 BAS=[YR=1993] W16 FEP=[YR=2006] W20 S12 E20 N12\$ S12 W22 S26 E19 FOP=[YR=1993] S8 E19 N8 W19\$ E41 N26 W9 N5 W13 N7\$ S7 E13 S5 E9 N12\$.									

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