PT FRANCIS WOODS GRANT
SEC 42-2N-25E IN OR 2271/163
(EX OR 2030/24)

MAY CHRISTY/BONHAM ROBERT
55118 ZWEIFEL ROAD
CALLAHAN, FL 32011

2023

42-2N-25-0000-0019-0000

BUILDING CHARACTERISTICS

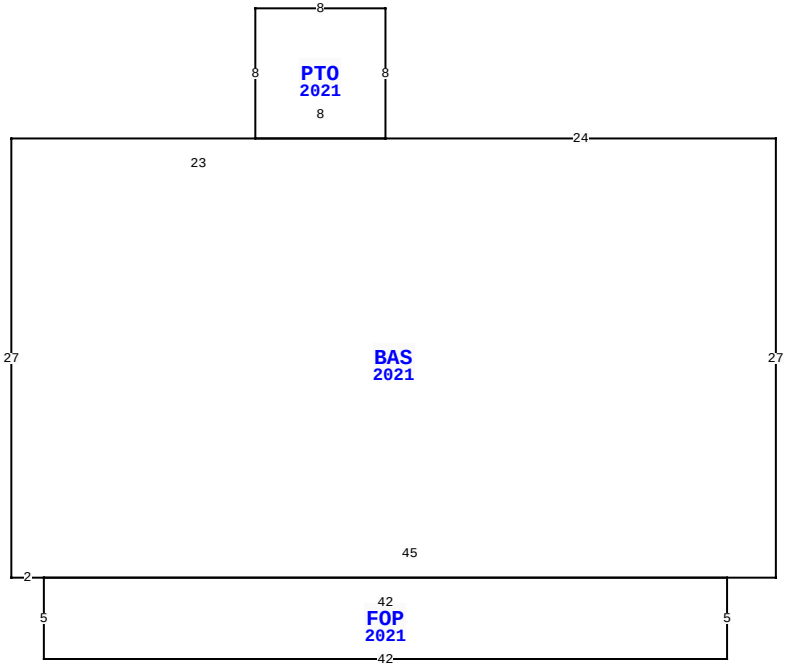
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,269	100	1,269	173,955
FOP	210	30	63	8,636
PTO	64	5	3	411
TOTALS	1,543		1,335	183,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,335	115.4400	137.08	183,002	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 50% - 2022 Heated Area: 1269 HX Base Yr 2022



55118 ZWEIFEL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		183,002
TOTAL MARKET OB/XF VALUE		4,875
TOTAL LAND VALUE - MARKET		40,950
TOTAL MARKET VALUE		228,827
SOH/AGL Deduction		35,301
ASSESSED VALUE		193,526
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		143,526
TOTAL JUST VALUE		228,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001828	CO ISSUED	0	11/04/2021
21001828	NEW CONSTR	164,585	02/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2271/0163	4/26/2019	WD	Q	V	02	28,500
GRANTOR: MASONER HOWARD & KELL						
GRANTEE: BONHAM ROBERT & CHR						
2040/0157	4/13/2016	WD	Q	V	01	28,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: MASONER HOWARD & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 PTO=[YR=2021] N8 W8 S8 E8$ W23 S27 E2
FOP=[YR=2021] S5 E42 N5 W42$ E45 N27$.

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
1	0810	CONCRETE A	0	50	0	0	750.00	SF	6.50	6.50	100	2021	2021	3	100	4,875	

LAND DESCRIPTION

TOTAL OB/XF 4,875

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	000115	C	SFR ACRES	50		OR	0.00	0.00	1.95	AC		1.00	1.00	0.60	35,000.00	21,000.00	40,950							

REVIEW DATE 10/18/2021 BY KB Total Acres: 1.95 Total Land Value: 40,950 Market: 0 Agricultural: 0 Common: 40,950 PRINTED 08/02/2023 BY SYS