PARCELS 4 & 5-1
IN OR 1303/900

BELL MICHAEL ALLEN
45488 ZIDELL ROAD
CALLAHAN, FL 32011

2024

07-2N-25-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BORDEAU LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	546,750
TOTAL MARKET VALUE	52,401
SOH/AGL Deduction	0
ASSESSED VALUE	52,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,401
TOTAL JUST VALUE	546,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	546,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/0900	3/21/2005	WD	U	V	01	100
GRANTOR: BELL CLAYTON A & JEAN						
GRANTEE: BELL MICHAEL ALLEN						
0152/0111	1/01/1973	WD	U	I		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	006005	A	PAST/GRAZE	0		OR	0.00	0.00	43.00	AC		1.00	1.00	1.00	370.00	370.00	15,910							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	33.00	AC		1.00	1.00	1.00	555.00	555.00	18,315							
3	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	33.35	AC		1.00	1.00	1.00	545.00	545.00	18,176							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	109.35	AC		1.00	1.00	1.00	5,000.00	5,000.00	546,750							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 109.35 Total Land Value: 52,401 Market: 546,750 Agricultural: 52,401 Common: 0 PRINTED 08/06/2024 BY SYS