

LOT 11
IN OR 818 PG 573
CALLAHAN HEIGHTS PB 0/30

BELL FRANKLIN AARON
45419 ZIDELL ROAD
CALLAHAN, FL 32011-3630

2024

18-2N-25-3000-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 60
Interior Wall	02	WALL BD/WD 40
Interior Floo	19	MARBLE 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,080	100	1,080	81,435
FOP	400	30	120	9,049
FUS	547	100	547	41,246
USP	96	30	29	2,187

TOTALS	2,123		1,776	133,915
--------	-------	--	-------	---------

EXTRA FEATURES

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	1950	1950	3	20	400	
2	0681	POLE SHED	0 100	40	24	960.00	SF	15.00	15.00	100	1995	1995	3	23	3,312	
3	0351	CARPORT MT	0 100	20	10	200.00	SF	10.00	10.00	100	1995	1995	3	20	400	
4	1242	WD DECK A	0 100	0	0	100.00	SF	10.00	10.00	100	2004	2004	3	22	220	
5	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2004	2004	3	22	880	
6	2701	QUONSET GD	0 100	60	40	2,400.00	SF	15.00	15.00	100	2017	2017	3	90	32,400	
7	0811	CONCRETE B	0 100	11	24	264.00	SF	5.20	5.20	100	2017	2017	3	97	1,332	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	005000	C	RURAL HOME	100	0005
2	006000	A	PAST1/HAY	0	
3	005902	A	HARDWOOD SI	0	
4	009910	M	MKT. VAL. AG	0	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,776	116.3000	110.48	196,212	1925	1925	0	0	0	31.75	68.25	
1 SINGLE FAM - 100% - 1998													
Heated Area: 1627													
HX Base Yr 1998													
The diagram illustrates the layout of a property with three distinct areas labeled USP 1993, BAS 1993, and FUS 1993. The overall lot dimensions are 32 by 28. The USP 1993 area is a small square at the top left, measuring 8 by 8. The BAS 1993 area is a large L-shaped area in the center, measuring 18 by 24. The FUS 1993 area is a large L-shaped area on the right, measuring 15 by 15. The diagram also shows the overall lot dimensions and the dimensions of the individual areas and their connections.													

NASSAU COUNTY PROPERTY

PAGE 1 of 2

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		143,814
TOTAL MARKET OB/XF VALUE		38,944
TOTAL LAND VALUE - MARKET		286,300
TOTAL MARKET VALUE		223,229
SOH/AGL Deduction		100,622
ASSESSED VALUE		122,607
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,607
TOTAL JUST VALUE		469,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0818/0573	12/30/1997	WD	U	I	01	100

GRANTOR: BELL CLAYTON & JENETT

GRANTEE: BELL FRANKLIN AARON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N16 W5 N12 W16 USP=[YR=1993] W8 S12 E8 N12\$ S12 W11 S12 FOP=[YR=1993] S26 E32 N8 W24 N18 W8 \$ E8 S18 E24 N2 E6 N12\$ PTR= E20 FUS=[YR=1993] E5 N15 E14 S28 W4 S6 W15 N19\$ W20\$.

BELL FRANKLIN AARON
45419 ZIDELL ROAD
CALLAHAN, FL 32011-3630

2024

18-2N-25-3000-0011-0000

[illegible]