E 1/3 OF LOT 12
IN OR 2233/32
CALLAHAN HEIGHTS PB 0/30

ERNST KELLEY J
54042 EVERGREEN TRL
CALLAHAN, FL 32011

2024

18-2N-25-3000-0012-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

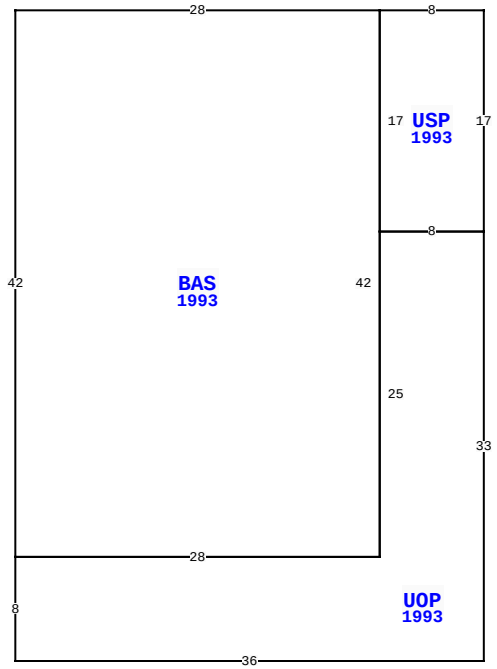
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	40,344
UOP	488	20	98	3,362
USP	136	30	41	1,407
TOTALS	1,800		1,315	45,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,315	64.4800	61.26	80,557	1917	1950	0	0	0	44.00	56.00

1 SINGLE FAM – 0% - 0 Heated Area: 1176 HX Base Yr



45343 ZIDELL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	45,112
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	99,200
TOTAL MARKET VALUE	144,312
SOH/AGL Deduction	23,123
ASSESSED VALUE	121,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,189
TOTAL JUST VALUE	144,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2233/0032	10/22/2018	QC	U	I	11	140,500
GRANTOR: ERNST JARED E & KELLE						
GRANTEE: ERNST KELLEY J						
2112/0016	3/30/2017	WD	Q	I	05	109,000
GRANTOR: THOMAS JACK P						
GRANTEE: ERNST JARED E & KEL						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W8 BAS=[YR=1993] W28 S42 UOP=[YR=1993] S8 E36 N33 W8 S25 W28$ E28 N42$ S17 E8 N17$.

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	6.20	AC		1.00	1.00	1.00	16,000.00	16,000.00	99,200							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 6.20 Total Land Value: 99,200 Market: 0 Agricultural: 0 Common: 99,200 PRINTED 08/06/2024 BY SYS