



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	3 100	
Frame	02	WOOD FRAME 100
Stories	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	2,136	100	2,136	285,649
FOP	24	30	7	936
FOP	96	30	29	3,878
FOP	148	30	44	5,884
PTO	426	5	21	2,809
TOTALS	2,830		2,237	299,156

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
1	0810	CONCRETE A	0	0	0	0	720.00	SF	6.50	6.50	100	2024	2023

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000115	C	SFR ACRES	0		OR	0.00	0.00	6.20	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,237	109.1720	136.46	305,261	2018	2018	0	0	0	2.00	98.00	
1 SNGL FAM - 0% - 2024 Heated Area: 2136 HX Base Yr													
45321 ZIDELL RD, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/19/2023 MLU													

TOTAL OB/XF 4,680													
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1	0810	CONCRETE A	0	0	0	0	720.00	SF	6.50	6.50	100	2024	2023

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VALUATION SUMMARY													
VALUATION BY							STANDARD						
Tax Group: 6							Tax Dist:						
BUILDING MARKET VALUE							299,156						
TOTAL MARKET OB/XF VALUE							4,680						
TOTAL LAND VALUE - MARKET							99,200						
TOTAL MARKET VALUE							403,036						
SOH/AGL Deduction							0						
ASSESSED VALUE							403,036						
TOTAL EXEMPTION VALUE							0						
BASE TAXABLE VALUE							403,036						
TOTAL JUST VALUE							403,036						
NCON VALUE							4,680						
INCOME VALUE													
PREVIOUS YEAR MKT VALUE							362,244						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003658	MTL G1530	98,210	04/01/2024
17002785	CO ISSUED	0	04/24/2018
1702785	NEW CONSTR	243,899	06/01/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2669/73	9/21/2023	WD	Q	I	01	530,000			
GRANTOR:ERNST KELLEY J									
GRANTEE: ESTEVES JOSE & YOMA									
2233/0032	10/22/2018	QC	U	V	11	140,500			
GRANTOR:ERNST JARED E & KELLE									
GRANTEE:ERNST KELLEY J									

BUILDING NOTES													
BAS=[YR=2018;ORIG=0,0] W20 S9 W8 S8 W12 N8 W14 S40 E14 E1 N6 E18 S6 E21 N3 N46 \$													
FOP=[YR=2018;ORIG=-40,49] S2 E20 N2 W1 N6 W18 S6 W1 \$													
FOP=[YR=2018;ORIG=-28,9] W12 S8 E12 N8 \$													
FOP=[YR=2018;ORIG=0,46] E4 N6 W4 S6 \$													
PTO=[YR=2024;ORIG=-54,-3] E40 S3 W6 S9 W34 N12 \$													