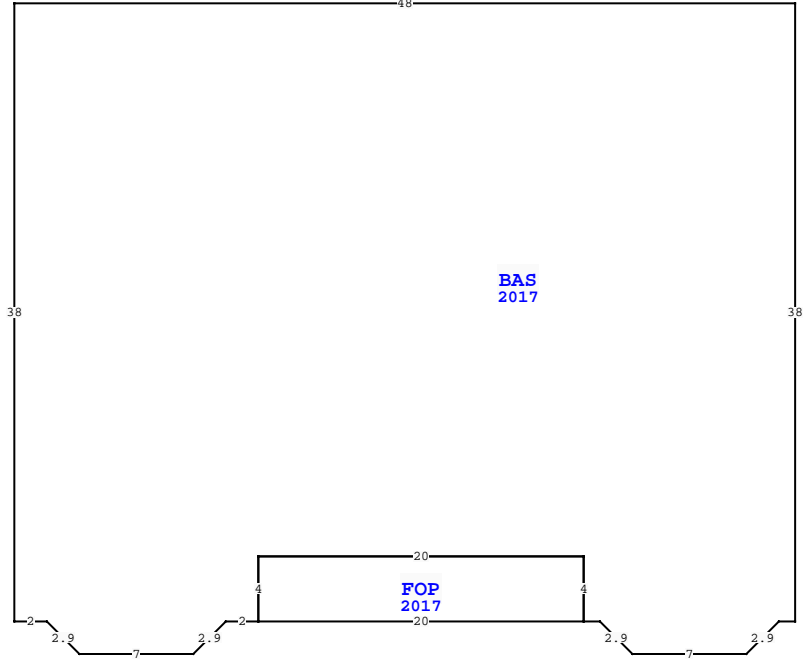


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	13	LVT/LAMMT	70	
Interior Floo	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	01	Quality Level	01	
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	1,780	100	1,780	221,415
FOP	80	30	24	2,985
TOTALS	1,860		1,804	224,400

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,804	102.0600	127.58	230,154	2017	2017	0	0	2.50	97.50		
1 SNGL FAM - 0% - 0 Heated Area: 1780 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			248,972
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			144,000
TOTAL MARKET VALUE			392,972
SOH/AGL Deduction			43,327
ASSESSED VALUE			349,645
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			349,645
TOTAL JUST VALUE			392,972
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			383,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000409	GARAGE	57,360	01/15/2019
17002486	CO ISSUED	0	10/03/2017
17002486	NEW CONSTR	202,392	03/24/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2095/1681	1/20/2017	WD Q	Q	V	01	100,000
GRANTOR: LAND SPECIALITY COMPA						
GRANTEE: PARK MICHAEL T JR &						
2045/0406	5/11/2016	TD Q	Q	V	01	53,000
GRANTOR: MURRAY WILLIARD E REV						
GRANTEE: THE LAND SPECIALITY						

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

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

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2017] W48 S38 E2 D2 R2 E7 U2 R2 E2 FOP=[YR=2017] E20 N4 W20 S4\$ N4 E20 S4 E1 D2 R2 E7 U2 R2 E1 N38\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	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		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	144,000							

S 1/2 OF LOT 16 (S-23)
 IN OR 2095/1691
 CALLAHAN HEIGHTS PB 0/30

PARK MICHAEL T JR & ABBEY W
 45021 ZIDELL RD
 CALLAHAN, FL 32011

2024

18-2N-25-3000-0016-0230



ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	07	NONE 100		
Interior Floo	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
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	1,200	100	1,200	24,572
TOTALS	1,200		1,200	24,572

MARKET ADJUSTMENTS																	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND						
2																	
2 GARAGE RES - 0% - 0																	
Heated Area: 1200					HX Base Yr												
BLD DATE			XF DATE			INC DATE			LGL DATE			LAND DATE			AG DATE		
												05/19/2023	MLU				

NASSAU COUNTY PROPERTY				PAGE 2 of 2	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE				248,972	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				144,000	
TOTAL MARKET VALUE				392,972	
SOH/AGL Deduction				43,327	
ASSESSED VALUE				349,645	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				349,645	
TOTAL JUST VALUE				392,972	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				383,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2095/1681	1/20/2017	WD Q	V		01	100,000
GRANTOR: LAND SPECIALITY COMPA						
GRANTEE: PARK MICHAEL T JR &						
2045/0406	5/11/2016	TD Q	V		01	53,000
GRANTOR: MURRAY WILLIARD E REV						
GRANTEE: THE LAND SPECIALITY						

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

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2020] W40 S30 E40 N30\$.			

TOTAL OB/XF																								
0																								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV