PT OF LOT 18 (S-1)
IN OR 1451/1029
1993 SKYL TW/MH

BELL TERRY S
45024 ZIDELL ROAD
CALLAHAN, FL 32011

2024

18-2N-25-3000-0018-0161

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

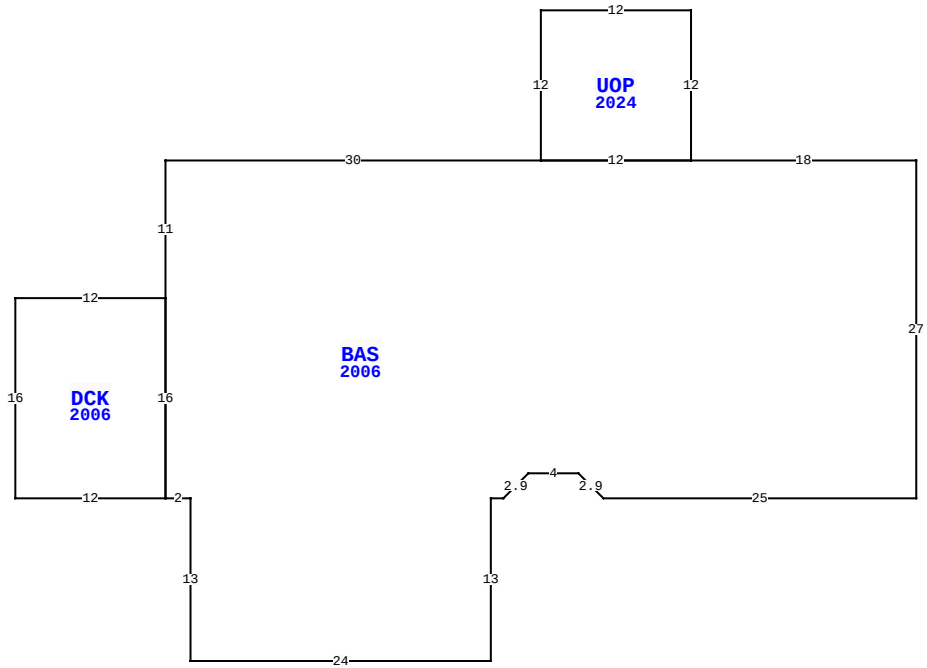
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	56,707
DCK	192	15	29	857
UOP	144	25	36	1,063
TOTALS	2,256		1,985	58,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,985	140.6400	98.45	195,423	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 1920 HX Base Yr 2007



45024 ZIDELL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		58,627
TOTAL MARKET OB/XF VALUE		4,819
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		98,446
SOH/AGL Deduction		55,329
ASSESSED VALUE		43,117
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,117
TOTAL JUST VALUE		98,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,783

TW/MH ID: 54630316F(A/B/C)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1029	10/11/2006	DG	U	I	01	100

GRANTOR: BELL CLINTON A & JO A

GRANTEE: BELL TERRY S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-38,15] W30 S11 S16 E2 S13 E24 N13 E1 U2R2 E4 D2R2 E25 N27 W18 W12 $
UOP=[YR=2024;ORIG=-26,3] W12 S12 E12 N12 $
DCK=[YR=2006;ORIG=-68,26] W12 S16 E12 N16 $
.

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
1	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1990	1990	3	20	780	
2	0681	POLE SHED	0	100	19	9	171.00	SF	15.00	15.00	100	1990	1990	3	20	513	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	2005	2005	3	24	936	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 4,819

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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS