

PT OF LOTS 20 & 21 (S 18-7)
IN OR 1684/1599
CALLAHAN HEIGHTS PB 0/30

BELL CLINTON A & JO ANN
PO BOX 52
CALLAHAN, FL 32011

2024

18-2N-25-3000-0020-0187



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1									
															VALUATION BY STANDARD											
					Tax Group: 6										Tax Dist:											
					BUILDING MARKET VALUE										0											
					TOTAL MARKET OB/XF VALUE										0											
					TOTAL LAND VALUE - MARKET										80,640											
					TOTAL MARKET VALUE										2,747											
					SOH/AGL Deduction										0											
					ASSESSED VALUE										2,747											
					TOTAL EXEMPTION VALUE										0											
					BASE TAXABLE VALUE										2,747											
DOR CODE					5500					TIMBERLAND 80-89																
MAP NUM										MKT AREA					08											
NEIGHBORHOOD/LOC					8001.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																										
EXTRA FEATURES					ZIDELL RD, CALLAHAN										BLD DATE					LGL DATE						
															XF DATE					LAND DATE						
															INC DATE					AG DATE						
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	07/27/2023 DC										
																	BUILDING NOTES									
																	BUILDING DIMENSIONS									
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	5.04	AC		1.00	1.00	1.00	545.00	545.00	2,747									
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.04	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,640									
REVIEW DATE 07/27/2023 BY DC																										
Total Acres: 5.04																										
Total Land Value: 2,747																										
Market: 80,640																										
Agricultural: 2,747																										
Common: 0																										
PRINTED 08/06/2024 BY SYS																										