

PT E1/2 OF LOT 22
IN OR 1755/1930 (EX UTIL ESMT
IN OR 1747/1778)

MCCONNELL CHRISTOPHER & CAROL B
45348 ZIDELL ROAD
CALLAHAN, FL 32011

2024

18-2N-25-3000-0022-0200



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,280	100	2,280	167,164
TOTALS	2,280		2,280	167,164

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	11	32	352.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,280	143.7600	107.82	245,830	2011	2011	0	0	32.00	68.00
2 M/H 94+ - 100% - 2001											
Heated Area: 2280											
HX Base Yr 2001											
BAS 2011											

45348 ZIDELL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
6									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					167,164				
TOTAL MARKET OB/XF VALUE					4,752				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					206,916				
SOH/AGL Deduction					88,984				
ASSESSED VALUE					117,932				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					67,932				
TOTAL JUST VALUE					206,916				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					174,121				

2011 PALM HARBOR / ASSESSED 2012			
RP: 12597435 & 12597434			
DW/MH/ID PH0918018(A/B)FL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5367	CO ISSUED	0	10/11/2011
P14949	NEW CONSTR	0	09/01/2011

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1755/1930		9/12/2011	WD	U	I	30	100		
GRANTOR: MCCONNELL CAROL A & C									
GRANTEE: MCCONNELL CHRISTOPH									
0818/0574		12/24/1997	WD	U	V	01	100		
GRANTOR: BELL CLAYTON & JENETT									
GRANTEE: BELL CAROL ANN									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2011] W76 S30 E76 N30 \$.									