E1/2 OF LOT 23
IN OR 1898/1456
CALLAHAN HEIGHTS PB 0/30

BELL MICHAEL/BELL BRITTANY
45488 ZIDELL RD
CALLAHAN, FL 32011

2024

18-2N-25-3000-0023-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

ZIDELL RD, CALLAHAN

BLD DATE		LGL DATE	07/27/2023 DC
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,200
TOTAL MARKET VALUE	3,834
SOH/AGL Deduction	0
ASSESSED VALUE	3,834
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,834
TOTAL JUST VALUE	135,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1898/1456	1/20/2014	WD	U	V	11	100

GRANTOR: BELL CAROL ETAL
GRANTEE: BELL MICHAEL & BRIT

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	006005	A	PAST/GRAZE	0		OR	0.00	0.00	8.45	AC		1.00	1.00	1.00	370.00	370.00	3,126							
2	005501	A	TIMB2-2 SI	0		OR			1.30	AC		1.00	1.00	1.00	545.00	545.00	708							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.45	AC		1.00	1.00	1.00	16,000.00	16,000.00	135,200							

REVIEW DATE 07/27/2023 BY DC Total Acres: 9.75 Total Land Value: 3,834 Market: 135,200 Agricultural: 3,834 Common: 0 PRINTED 08/06/2024 BY SYS