PT FRAC W1/2
PARCELS 5-2 & 5 (EX 5-3 5-5 &
5-8 & EX ESMT PT OR 1055/131)

GORE STEVEN W & JAMIE A
45549 ZIDELL RD
CALLAHAN, FL 32011

2025

17-2N-25-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

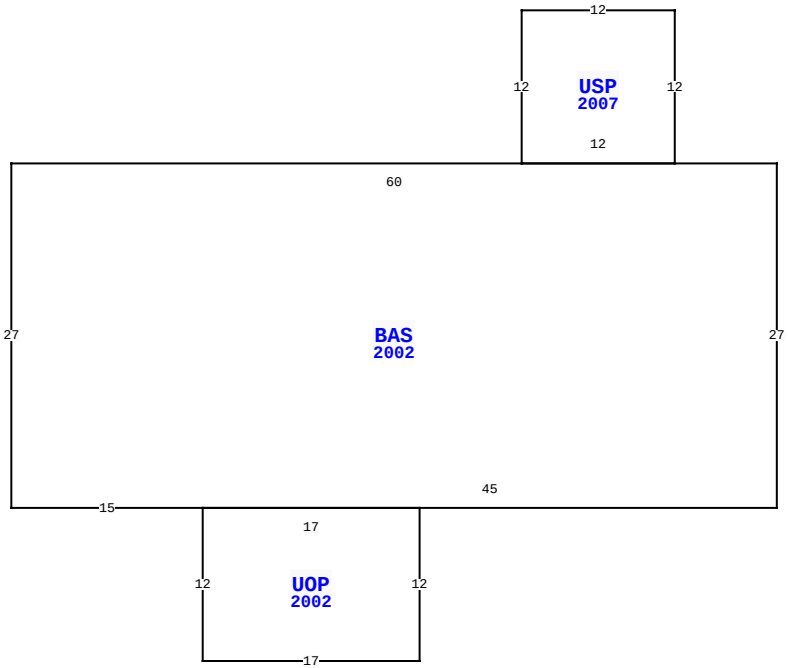
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2002	1,620	112,902
UOP	204	25	2002	51	3,554
USP	144	50	2007	72	5,018
TOTALS	1,968			1,743	121,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,743	141.3600	120.16	209,439	2002	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2020 Heated Area: 1620 HX Base Yr 2020



45549 ZIDELL RD, CALLAHAN

BLD DATE	02/15/2008 KW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	02/26/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		121,475
TOTAL MARKET OB/XF VALUE		4,054
TOTAL LAND VALUE - MARKET		191,212
TOTAL MARKET VALUE		197,860
SOH/AGL Deduction		48,682
ASSESSED VALUE		149,178
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,456
TOTAL JUST VALUE		316,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3798	MH MOVE-ON	0	04/01/2002
P5507	NEW CONSTR	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2277/1883	5/24/2019	WD	Q	I	01	192,000
GRANTOR: LARRIMORE DAMON T						
GRANTEE: GORE STEVEN W & JAM						
1787/0108	3/27/2012	QC	U	I	11	100
GRANTOR: LARRIMORE DAMON T & J						
GRANTEE: LARRIMORE DAMON T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-60,16] S27 E15 E45 N27 W60 $
UOP=[YR=2002;ORIG=-45,43] S12 E17 N12 W17 $
USP=[YR=2007;ORIG=-20,4] S12 E12 N12 W12 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	18.30	18.30	100	2003	2003	3	20	439	
3	0300	BOAT DCK W	0	100	5	10	50.00	SF	40.00	40.00	100	2004	2004	3	32	640	

LAND DESCRIPTION

TOTAL OB/XF 4,054

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	10.36	AC		1.00	1.00	1.00	225.00	225.00	2,331							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.36	AC		1.00	0.60	0.60	19,500.00	11,700.00	121,212							

REVIEW DATE 06/11/2020 BY KBA Total Acres: 12.36 Total Land Value: 72,331 Market: 121,212 Agricultural: 2,331 Common: 70,000 PRINTED 07/30/2025 BY SYS