PT FRAC SW1/4 IN OR 2145/1034
(EX PAR 5-6)
2003 DW/MH PALH

DUPREE HEATHER A CROSS
45673 ZIDELL RD
CALLAHAN, FL 32011

2025

17-2N-25-0000-0005-0030

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

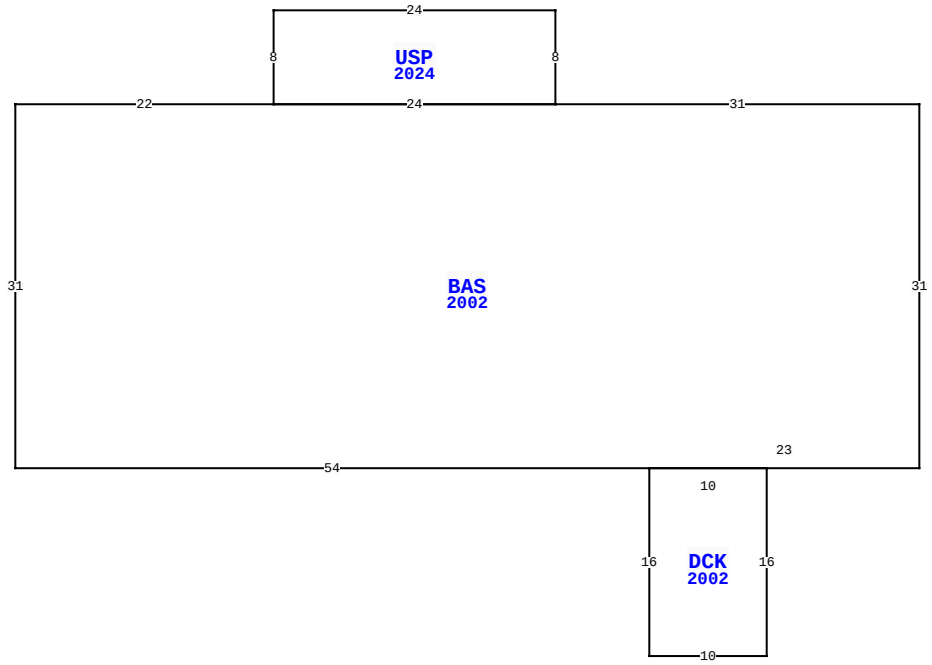
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,387	100	2002	2,387	139,301
DCK	160	15	2002	24	1,401
USP	192	50	2024	96	5,603
TOTALS	2,739			2,507	146,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,507	143.0400	121.58	304,801	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2020 Heated Area: 2387 HX Base Yr 2020



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

45673 ZIDELL RD, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		146,304
TOTAL MARKET OB/XF VALUE		4,098
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		258,402
SOH/AGL Deduction		96,789
ASSESSED VALUE		161,613
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,891
TOTAL JUST VALUE		258,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3875	MH MOVE-ON	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2145/1034	9/08/2017	LE	U	I	11	100
GRANTOR: BECK ELEANOR F						
GRANTEE: DUPREE HEATHER A CR						
2134/1368	6/06/2017	QC	U	I	11	100
GRANTOR: BECK ELEANOR F						
GRANTEE: DUPREE HEATHER A CR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W31 W24 W22 S31 E54 E23 N31 $
DCK=[YR=2002;ORIG=-23,31] S16 E10 N16 W10 $
USP=[YR=2024;ORIG=-55,0] E24 N8 W24 S8 $
.

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	24	12	288.00	SF	19.50	19.50	100	2002	2002	3	20	1,123	

LAND DESCRIPTION

TOTAL OB/XF 4,098

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	000100	C	RES	100	0005	OR	0.00	0.00	3.60	AC		1.00	1.00	1.00	30,000.00	30,000.00	108,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.60 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 07/30/2025 BY SYS