PT FRAC SW1/4 IN OR 2497/950

MURDOCK FAMILY TRUST/MURDOCK JAMES A TRUSTEE
PO BOX 1154
CALLAHAN, FL 32011

2025

17-2N-25-0000-0005-0050

BUILDING CHARACTERISTICS

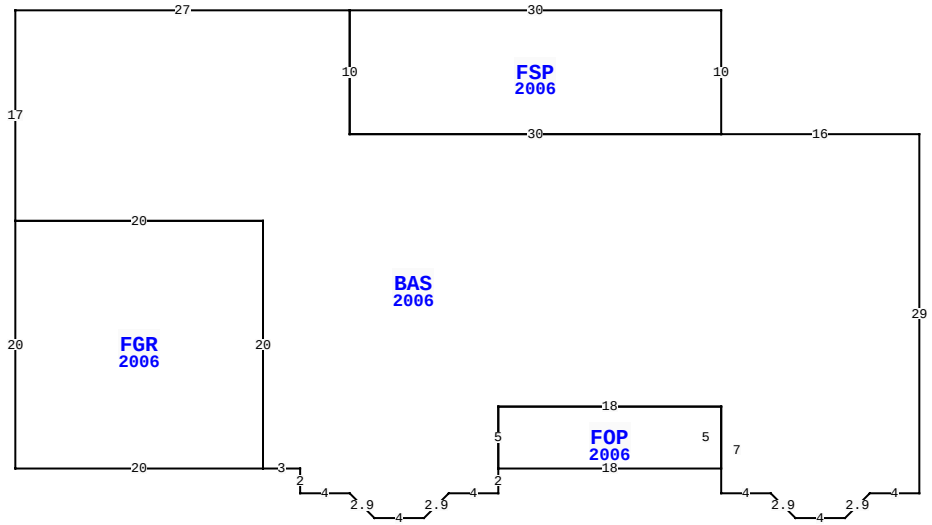
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,839	100	2006	1,839	180,766
FGR	400	55	2006	220	21,625
FOP	90	30	2006	27	2,654
FSP	300	40	2006	120	11,795
TOTALS	2,629			2,206	216,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,206	107.3100	107.31	236,726	2006	2008	0	0	0	8.40	91.60

1 SINGLE FAM – 100% - 2007 Heated Area: 1839 HX Base Yr 2007



45695 ZIDELL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		237,596
TOTAL MARKET OB/XF VALUE		46,869
TOTAL LAND VALUE - MARKET		148,200
TOTAL MARKET VALUE		432,665
SOH/AGL Deduction		178,518
ASSESSED VALUE		254,147
TOTAL EXEMPTION VALUE	HX HB VX SX	105,722
BASE TAXABLE VALUE		148,425
TOTAL JUST VALUE		432,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,798

MISC ALUMN CRPT - OVER DRVWAY= NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2203781	REPAIR/RRF	20,684	03/09/2022
B1124982	SWIM POOL	29,250	07/08/2011
B24340	ADDITION	46,392	02/01/2011
R08725	REPAIR/RRF	0	12/01/2005
M10708	MECH OTHER	0	11/01/2005
C15738	CO ISSUED	149,649	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/0950	9/16/2021	WD	U	I	11	100
GRANTOR: MURDOCK MARY J & JAME						
GRANTEE: MURDOCK FAMILY TRUS						
2183/0045	3/13/2018	QC	U	I	11	100
GRANTOR: MURDOCK MARY J						
GRANTEE: MURDOCK MARY J & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FSP=[YR=2006] N10 W30 S10 E30$ W30 N10 W27 S17 FGR=[YR=2006] S20 E20 N20 W20$ E20 S20 E3 S2 E4 D2 R2 E4 R2 U2 E4 N2 FOP=[YR=2006] E18 N5 W18 S5$ N5 E18 S7 E4 D2 R2 E4 R2 U2 E4 N29$.

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	0812	CONCRETE C	0	100	0	0	1,438.00	SF	4.00	4.00	100	2006	2006	3	86	4,947	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
3	0811	CONCRETE B	0	100	0	0	1,013.00	SF	5.20	5.20	100	2008	2008	3	88	4,635	
4	0462	ST/AL FNC	0	100	0	0	662.00	SF	10.00	10.00	100	2008	2008	3	48	3,178	
5	0861	POOL GUNIT	0	100	0	0	440.00	SF	85.00	85.00	100	2011	2011	3	60	22,440	
6	0855	CONC PAVER	0	100	0	0	940.00	SF	10.00	10.00	100	2011	2011	3	91	8,554	

LAND DESCRIPTION

TOTAL OB/XF 46,869

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		OR	0.00	0.00	7.60	AC		1.00	1.00	1.00	19,500.00	19,500.00	148,200							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 7.60 Total Land Value: 148,200 Market: 0 Agricultural: 0 Common: 148,200 PRINTED 07/30/2025 BY SYS

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2025

17-2N-25-0000-0005-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

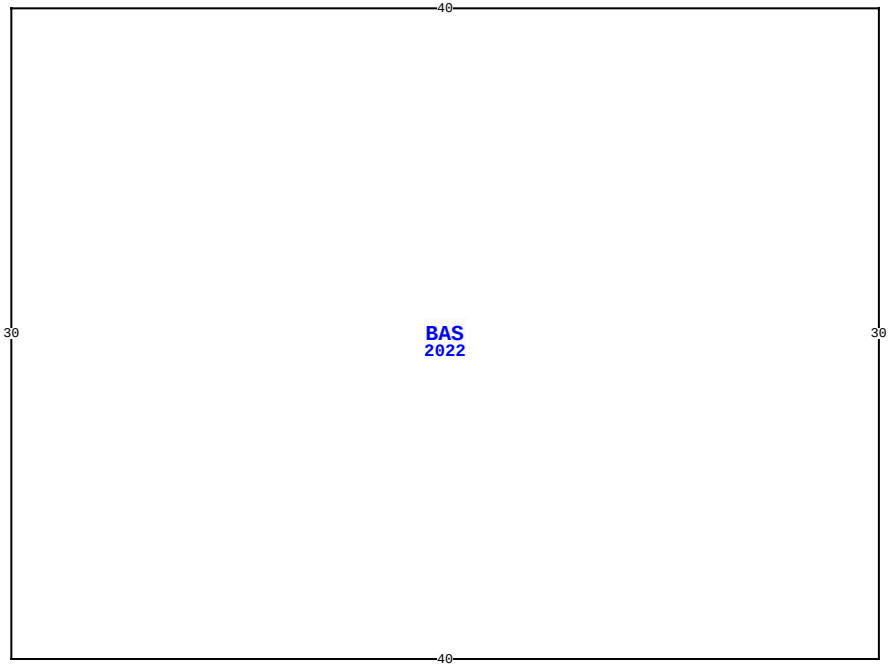
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2022	1,200	20,755
TOTALS	1,200			1,200	20,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	55.6500	20.59	24,708	2011	2011	0	0	0	16.00	84.00

2 GARAGE RES – 100% - 2007 Heated Area: 1200 HX Base Yr 2007



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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15738	NEW CONSTR	149,649	08/01/2005
E15492	ELEC OTHER	10,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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2183/0045	3/13/2018	QC	U	I	11	100
GRANTOR: MURDOCK MARY J						
GRANTEE: MURDOCK MARY J & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W40 S30 E40 N30$.

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

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