IN OR 2653/671

REISCHMAN MICHAEL A & JANE B
45621 ZIDELL RD
CALLAHAN, FL 32011

2025

17-2N-25-0000-0005-0080

BUILDING CHARACTERISTICS

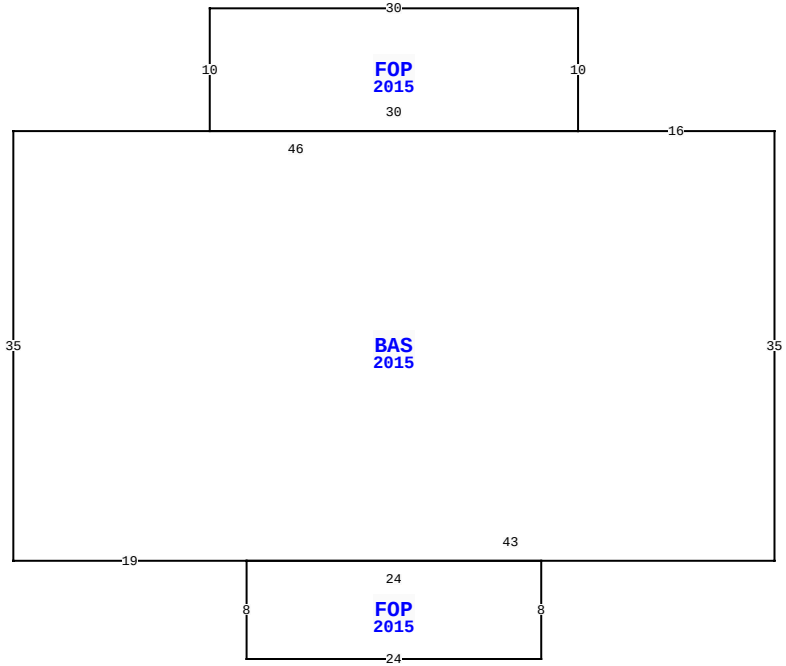
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,170	100	2015	2,170	339,416
FOP	192	30	2015	58	9,072
FOP	300	30	2015	90	14,077
TOTALS	2,662			2,318	362,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,318	123.4310	162.93	377,672	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2024 Heated Area: 2170 HX Base Yr 2024



45621 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		375,482
TOTAL MARKET OB/XF VALUE		14,652
TOTAL LAND VALUE - MARKET		182,910
TOTAL MARKET VALUE		573,044
SOH/AGL Deduction		230,054
ASSESSED VALUE		342,990
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,268
TOTAL JUST VALUE		573,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631701	XFOB	26,778	02/01/2016
B1429691	CO ISSUED	0	08/05/2015
B1429691	NEW CONSTR	256,102	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/671	7/10/2023	WD	Q	I	02	650,000
GRANTOR: MASTERS JASON & TIFFA						
GRANTEE: REISCHMAN MICHAEL A						
2422/0659	12/29/2020	WD	Q	I	01	373,500
GRANTOR: FULFORD MICHAEL K & M						
GRANTEE: MASTERS JASON & TIF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FOP=[YR=2015] N10 W30 S10 E30$ W46 S35 E19
FOP=[YR=2015] S8 E24 N8 W24$ E43 N35$.

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	3,700.00	SF	4.00	4.00	100	2022	2022	3	99	14,652	

LAND DESCRIPTION

TOTAL OB/XF 14,652

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	9.38	AC		1.00	1.00	1.00	19,500.00	19,500.00	182,910							

REVIEW DATE 01/19/2024 BY KWA Total Acres: 9.38 Total Land Value: 182,910 Market: 0 Agricultural: 0 Common: 182,910 PRINTED 07/30/2025 BY SYS

IN OR 2653/671

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CALLAHAN, FL 32011

2025

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BUILDING CHARACTERISTICS

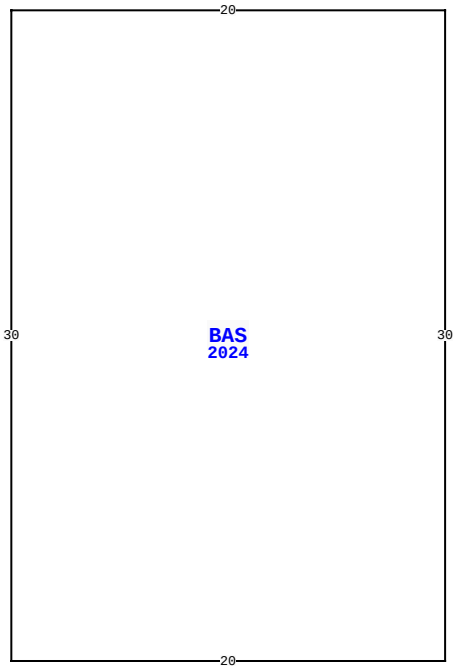
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
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	600	100	2024	600	12,917
TOTALS	600			600	12,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2024 Heated Area: 600 HX Base Yr 2024



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GRANTOR: FULFORD MICHAEL K & M						
GRANTEE: MASTERS JASON & TIF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E20 S30 W20 N30 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/19/2024 BY KWA Total Acres: 9.38 Total Land Value: 182,910 Market: 0 Agricultural: 0 Common: 182,910 PRINTED 07/30/2025 BY SYS