PT OF LOTS 6 & 13
L/E OR 1161/1225
CALLAHAN HEIGHTS PB 0/30

JOSEPH BETTY K L/E/
PO BOX 1173
CALLAHAN, FL 32011-1173

2025

18-2N-25-3000-0006-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

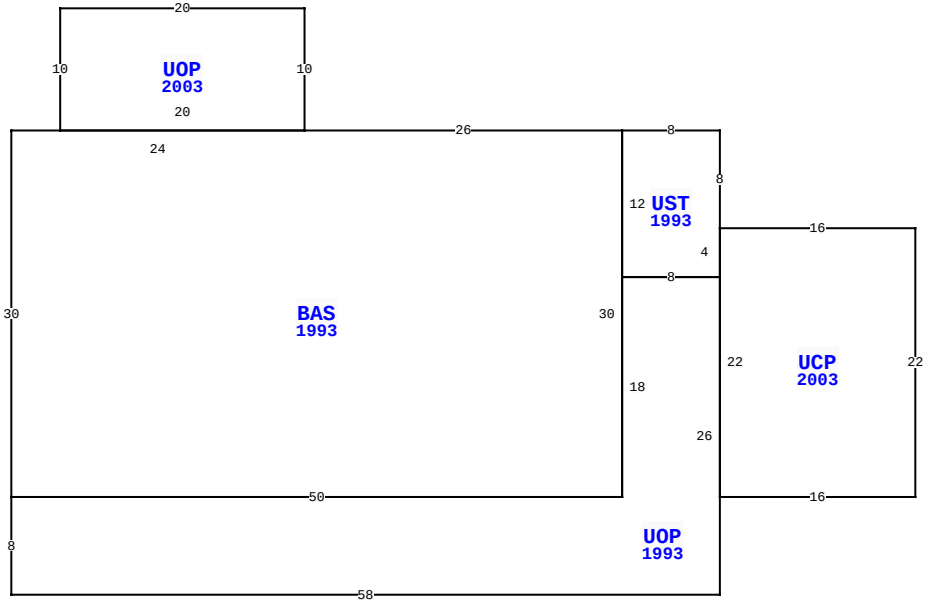
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	01	MINIMUM 20
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1993	1,500	130,556
UCP	352	20	2003	70	6,093
UOP	608	20	1993	122	10,619
UOP	200	20	2003	40	3,482
UST	96	45	1993	43	3,743
TOTALS	2,756			1,775	154,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,775	105.5000	105.50	187,262	1978	1983	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 0 Heated Area: 1500 HX Base Yr 2005



45277 ZIDELL RD, CALLAHAN

BLD DATE		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		154,491
TOTAL MARKET OB/XF VALUE		8,439
TOTAL LAND VALUE - MARKET		181,500
TOTAL MARKET VALUE		211,270
SOH/AGL Deduction		119,349
ASSESSED VALUE		91,921
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		36,199
TOTAL JUST VALUE		344,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1161/1225	8/12/2003	WD	U	I	18	100

GRANTOR: JOSEPH ROBERT N & BET

GRANTEE: JOSEPH ROBERT & BET

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2003] W16 UST=[YR=1993] N8 W8 BAS=[YR=1993] W26 UOP=[YR=2003] N10 W20 S10 E20 $ W24 S30 UOP=[YR=1993] S8 E58 N26 W8 S18 W50 $ E50 N30 $ S12 E8 N4 $ S22 E16 N22 $.

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	1980	1980	3	44	1,540	
2	0681	POLE SHED	0	100	0	0	1,547.00	SF	15.00	15.00	100	1980	1980	3	20	4,641	
3	0810	CONCRETE A	0	100	16	16	256.00	SF	6.50	6.50	100	1990	1990	3	57	948	
4	0510	GARAGE WD-	0	100	39	16	624.00	SF	10.50	10.50	100	1950	1950	3	20	1,310	

LAND DESCRIPTION

TOTAL OB/XF 8,439

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	525.00	525.00	3,150							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	190.00	190.00	190							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	136,500							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 8.00 Total Land Value: 48,340 Market: 136,500 Agricultural: 3,340 Common: 45,000 PRINTED 07/30/2025 BY SYS