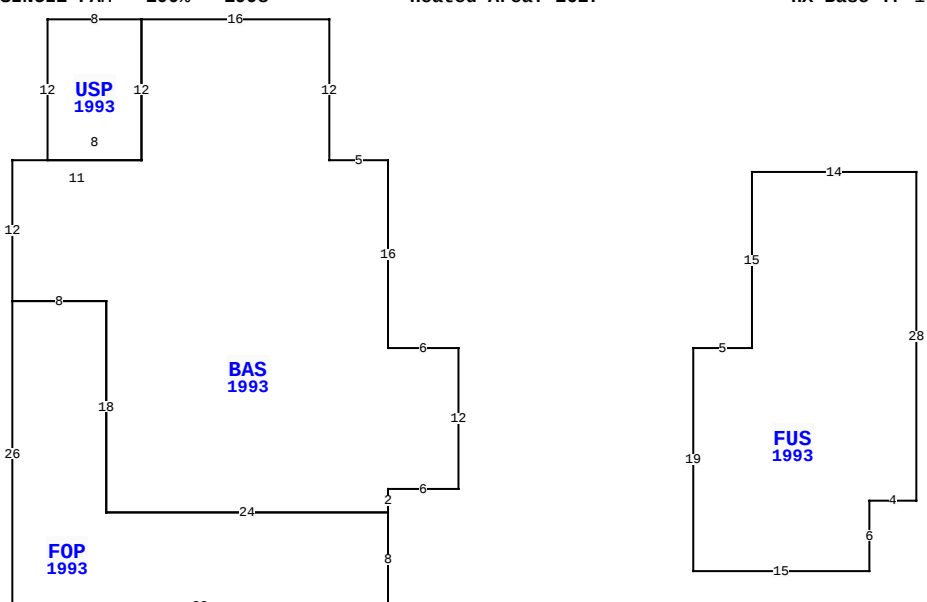


BELL FRANKLIN AARON
45419 ZIDELL ROAD
CALLAHAN, FL 32011-3630

18-2N-25-3000-0011-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION																				PAGE 1 of 2													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall	05	AVERAGE 100								0100	01	1,776	116.3000	116.30	206,549	1925	1925	0	0	0	32.00	68.00	VALUATION BY STANDARD										
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 1998 Heated Area: 1627 HX Base Yr 1998														Tax Group: 6 Tax Dist:									
Roof Cover	12	MODULAR MT 100																						BUILDING MARKET VALUE 150,809									
Interior Wall	03	PLASTER 60																						TOTAL MARKET OB/XF VALUE 36,648									
Interior Wall	02	WALL BD/WD 40																						TOTAL LAND VALUE - MARKET 346,850									
Interior Floor	19	MARBLE 70																						TOTAL MARKET VALUE 331,078									
Interior Floor	08	SHT VINYL 30																						SOH/AGL Deduction 96,924									
Air Condition	01	NONE 100																						ASSESSED VALUE 234,154									
Heating Type	02	CONVECTION 100																						TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms		3 100																						BASE TAXABLE VALUE 183,432									
Bathrooms		1 100																						TOTAL JUST VALUE 534,307									
Frame	02	WOOD FRAME 100																						NCON VALUE 0									
Stories	1.5	1.5 100								INCOME VALUE																							
Units		0 100								PREVIOUS YEAR MKT VALUE 469,058																							
Occupancy	00	NONE 100																															
Quality		03	Quality Level 03																														
DOR CODE		6000	PASTURELAND 1																														
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	1,080	100	1993	1,080	85,411																												
FOP	400	30	1993	120	9,490																												
FUS	547	100	1993	547	43,259																												
USP	96	30	1993	29	2,294																												
TOTALS		2,123			1,776	140,453																											
EXTRA FEATURES										45417 ZIDELL RD, CALLAHAN										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE													
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	05/09/2025 MLU 01/16/2025 KBA																	
1	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	400																			
2	0681	POLE SHED	0 100	40 24	960.00	SF	15.00	15.00	100	1995	1995	3	20	2,880																			
3	0351	CARPORT MT	0 100	20 10	200.00	SF	10.00	10.00	100	1995	1995	3	20	400																			
4	1242	WD DECK A	0 100	0 0	100.00	SF	10.00	10.00	100	2004	2004	3	21	210																			
5	0351	CARPORT MT	0 100	20 20	400.00	SF	10.00	10.00	100	2004	2004	3	21	840																			
6	2701	QUONSET GD	0 100	60 40	2,400.00	SF	15.00	15.00	100	2017	2017	3	85	30,600																			
7	0811	CONCRETE B	0 100	11 24	264.00	SF	5.20	5.20	100	2017	2017	3	96	1,318																			
LAND DESCRIPTION										TOTAL OB/XF 36,648																							
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									
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	3.65	AC		1.00	1.00	1.00	30,000.00	30,000.00	109,500																
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	7.80	AC		1.00	1.00	1.00	370.00	370.00	2,886																
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	190.00	190.00	1,235																
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.30	AC		1.00	1.00	1.00	14,500.00	14,500.00	207,350																
REVIEW DATE	05/11/2020	BY	KBA	Total Acres: 18.95		Total Land Value: 143,621		Market: 207,350		Agricultural: 4,121		Common: 139,500		PRINTED 07/30/2025 BY SYS																			

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