W1/3 OF LOT 12
L/E OR 367/333 & OR 1070/1141
& OR 1161/1226

JOSEPH ROBERT N & BETTY YVONNE LIVING TRUST/JOSEPH
PO BOX 1173
CALLAHAN, FL 32011-1173

2025

18-2N-25-3000-0012-0122

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

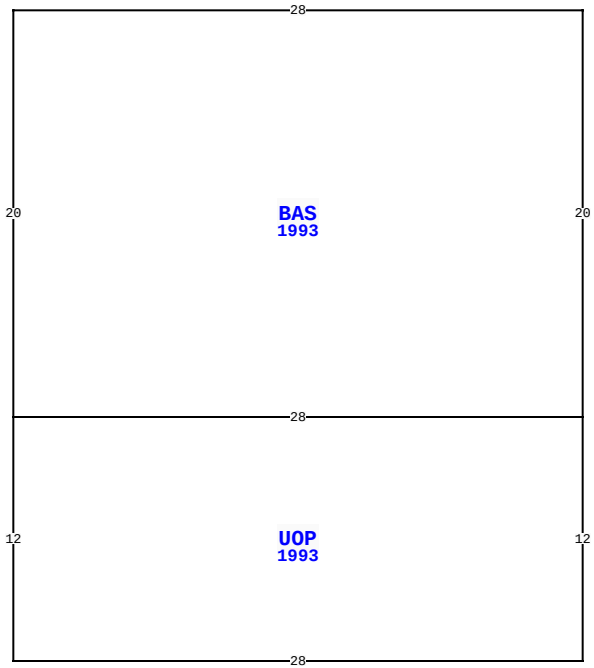
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5500	TIMBERLAND 80-89
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	560	100	1993	560	7,840
UOP	336	20	1993	67	938
TOTALS	896			627	8,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	627	70.0000	70.00	43,890	1960	1960	0	0	50	34.50	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 560 HX Base Yr



45305 ZIDELL RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	8,778
TOTAL MARKET OB/XF VALUE	11,187
TOTAL LAND VALUE - MARKET	199,000
TOTAL MARKET VALUE	129,330
SOH/AGL Deduction	34,869
ASSESSED VALUE	94,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,461
TOTAL JUST VALUE	218,965
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961580	MH MOVE-ON	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1161/1226	8/12/2003	WD	Q	I	01	100
GRANTOR: JOSEPH ROBERT & BETTY						
GRANTEE: JOSEPH ROBERT & BET						
1070/1141	7/24/2002	QC	Q	I	01	100
GRANTOR: JOSEPH ROBERT N						
GRANTEE: JOSEPH ROBERT N & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S20 UOP=[YR=1993] S12 E28 N12 W28$ E28 N20$
.

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	20	1998	1998	3	20	1,200	
3	1242	WD DECK A	0	0	14	8	112.00	SF	10.00	10.00	100	1998	1998	3	20	224	
4	0940	SHEDS/PORT	0	0	8	16	128.00	SF	30.00	30.00	100	2012	2012	3	50	1,920	
5	0681	POLE SHED	0	0	0	0	192.00	SF	15.00	15.00	100	2012	2012	3	64	1,843	

LAND DESCRIPTION

TOTAL OB/XF 11,187

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	0	0005	OR	0.00	0.00	3.60	AC		1.00	1.00	1.00	30,000.00	30,000.00	108,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	2.60	AC		1.00	1.00	1.00	525.00	525.00	1,365							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.60	AC		1.00	1.00	1.00	35,000.00	35,000.00	91,000							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 6.20 Total Land Value: 109,365 Market: 91,000 Agricultural: 1,365 Common: 108,000 PRINTED 07/30/2025 BY SYS