PT OF LOT 15 (S-22)
PT OR 2733/409
CALLAHAN HEIGHTS PB 0/30

PICKETT VICKI F
615682 RIVER RD
CALLAHAN, FL 32011

2025

18-2N-25-3000-0015-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

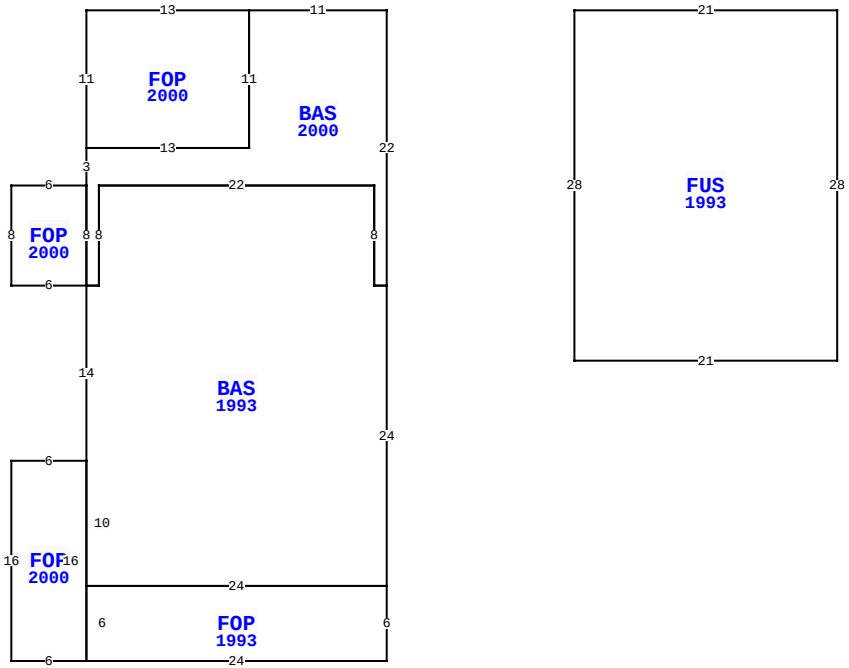
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 50
Roof Cover	03	COMP SHNGL 50
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	752	100	1993	752	59,058
BAS	209	100	2000	209	16,413
FOP	144	30	1993	43	3,377
FOP	48	30	2000	14	1,099
FOP	96	30	2000	29	2,277
FOP	143	30	2000	43	3,377
FUS	588	100	1993	588	46,179
TOTALS	1,980			1,678	131,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,678	105.6000	105.60	177,197	1925	1970	0	0	0	25.63	74.37

1 SINGLE FAM – 0% - 2025 Heated Area: 1549 HX Base Yr



45057 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	131,781
TOTAL MARKET OB/XF VALUE	3,379
TOTAL LAND VALUE - MARKET	105,495
TOTAL MARKET VALUE	240,655
SOH/AGL Deduction	0
ASSESSED VALUE	240,655
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,655
TOTAL JUST VALUE	240,655
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/409	8/20/2024	WD	U	I	11	100
GRANTOR: FACHKO PATRICIA B						
GRANTEE: PICKETT VICKI F						
0939/0103	7/05/2000	QC	Q	V	01	100
GRANTOR: SAYE IRENE F ETAL						
GRANTEE: FACHKO RAYMOND & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W11 FOP=[YR=2000] W13 S11 E13 N11 $ S11 W13 S3 FOP=[YR=2000] W6 S8 E6 N8 $ S8 BAS=[YR=1993] S14 FOP=[YR=2000] W6 S16 E6 FOP=[YR=1993] E24 N6 W24 S6 $ N16 $ S10 E24 N24 W1 N8 W22 S8 W1 $ E1 N8 E22 S8 E1 N22 $ PTR= E15 FUS=[YR=1993] E21 S28 W21 N28 $ W15 $.

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	0511	GARAGE CB-	0	0	20	24	480.00	SF	35.20	35.20	100	1950	1950	3	20	3,379	

LAND DESCRIPTION

TOTAL OB/XF 3,379

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	0	0005	OR	0.00	0.00	5.41	AC		1.00	1.00	1.00	19,500.00	19,500.00	105,495							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 5.41 Total Land Value: 105,495 Market: 0 Agricultural: 0 Common: 105,495 PRINTED 07/30/2025 BY SYS