S 1/2 OF LOT 16 (S-23)
IN OR 2095/1691
CALLAHAN HEIGHTS PB 0/30

PARK MICHAEL T JR & ABBEY W
45021 ZIDELL RD
CALLAHAN, FL 32011

2025

18-2N-25-3000-0016-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

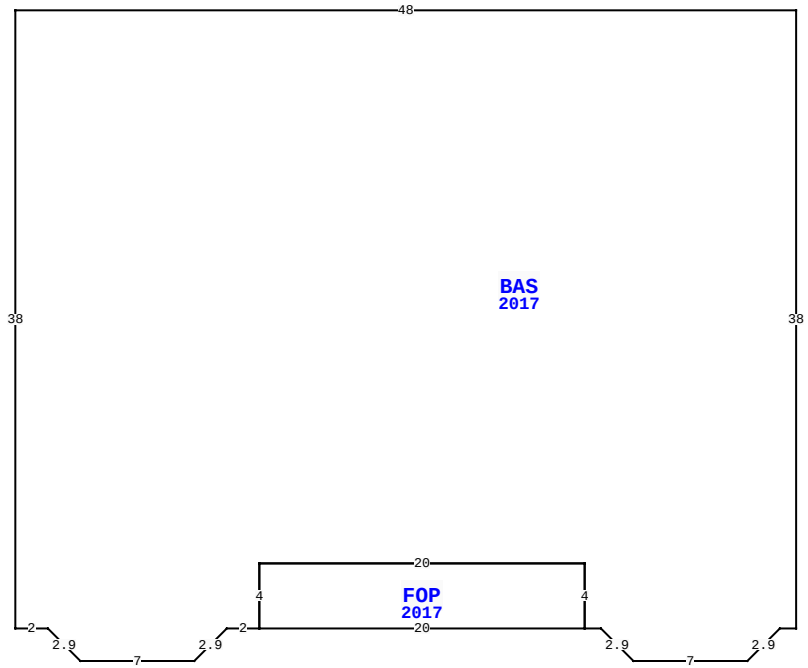
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,780	100	2017	1,780	232,608
FOP	80	30	2017	24	3,136
TOTALS	1,860			1,804	235,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,804	102.0600	134.72	243,035	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 0 Heated Area: 1780 HX Base Yr



45021 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	261,451
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	175,500
TOTAL MARKET VALUE	436,951
SOH/AGL Deduction	52,342
ASSESSED VALUE	384,609
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	384,609
TOTAL JUST VALUE	436,951
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	392,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000409	GARAGE	57,360	01/15/2019
17002486	CO ISSUED	0	10/03/2017
17002486	NEW CONSTR	202,392	03/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2095/1681	1/20/2017	WD	Q	V	01	100,000
GRANTOR: LAND SPECIALITY COMPA						
GRANTEE: PARK MICHAEL T JR &						
2045/0406	5/11/2016	TD	Q	V	01	53,000
GRANTOR: MURRAY WILLIARD E REV						
GRANTEE: THE LAND SPECIALITY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W48 S38 E2 D2 R2 E7 U2 R2 E2 FOP=[YR=2017] E20 N4 W20 S4$ N4 E20 S4 E1 D2 R2 E7 U2 R2 E1 N38$.

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
1	000100	C	RES	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 02/22/2021 BY KB Total Acres: 9.00 Total Land Value: 175,500 Market: 0 Agricultural: 0 Common: 175,500 PRINTED 07/30/2025 BY SYS

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IN OR 2095/1691
CALLAHAN HEIGHTS PB 0/30

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2025

18-2N-25-3000-0016-0230

BUILDING CHARACTERISTICS

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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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

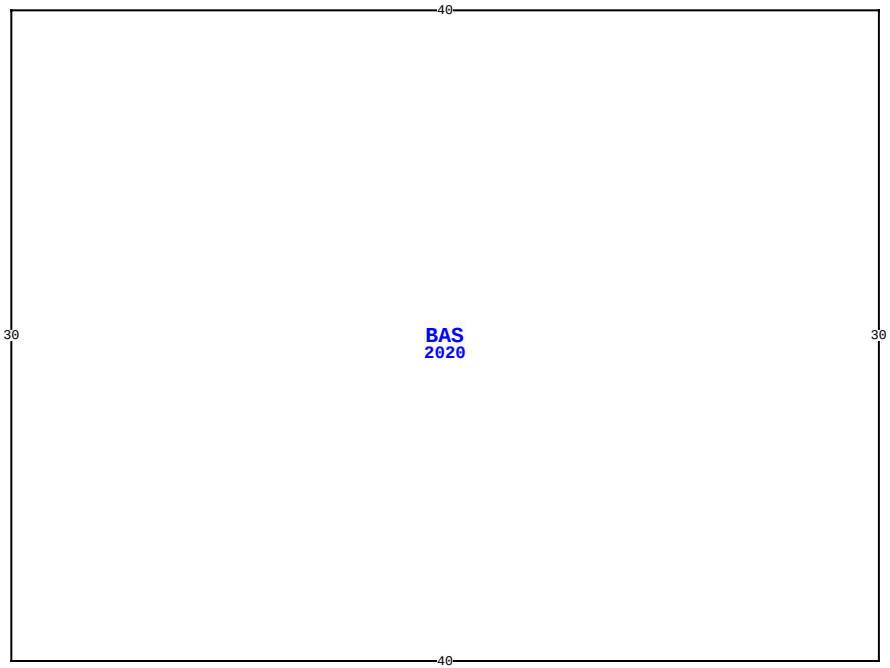
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2020	1,200	25,707
TOTALS	1,200			1,200	25,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	22.55	27,060	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 0% - 0 Heated Area: 1200 HX Base Yr



45021 ZIDELL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: PARK MICHAEL T JR &						
2045/0406	5/11/2016	TD	Q	V	01	53,000
GRANTOR: MURRAY WILLIARD E REV						
GRANTEE: THE LAND SPECIALITY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S30 E40 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/22/2021 BY KB Total Acres: 9.00 Total Land Value: 175,500 Market: 0 Agricultural: 0 Common: 175,500 PRINTED 07/30/2025 BY SYS