N1/2 OF LOT 16 (S-24)
IN OR 2745/380
CALLAHAN HEIGHTS PB 0/30

MARTIN ANGEL
839 MORAVON AVE
JACKSONVILLE, FL 32211

2025

18-2N-25-3000-0016-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	175,500
TOTAL MARKET VALUE	175,500
SOH/AGL Deduction	0
ASSESSED VALUE	175,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,500
TOTAL JUST VALUE	175,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250005244	N MFH 505	0	05/15/2025
250005244	26*56 3/2 2025 SC		05/15/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2745/380	10/22/2024	QC	U	V	11	100
GRANTOR: WITT GARY C						
GRANTEE: MARTIN ANGEL						
1793/0321	5/01/2012	WD	Q	V	01	55,000
GRANTOR: LEWIS R E						
GRANTEE: WITT GARY C & JENNI						

BUILDING NOTES

BUILDING DIMENSIONS

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
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 05/09/2025 BY MLU Total Acres: 9.00 Total Land Value: 175,500 Market: 0 Agricultural: 0 Common: 175,500 PRINTED 07/30/2025 BY SYS