LOT 19
IN OR 2739/1270
CALLAHAN HEIGHTS PB 0/30

FACHKO MARY JANE L/E/
45088 ZIDELL ROAD
CALLAHAN, FL 32011

2025

18-2N-25-3000-0019-0170

BUILDING CHARACTERISTICS

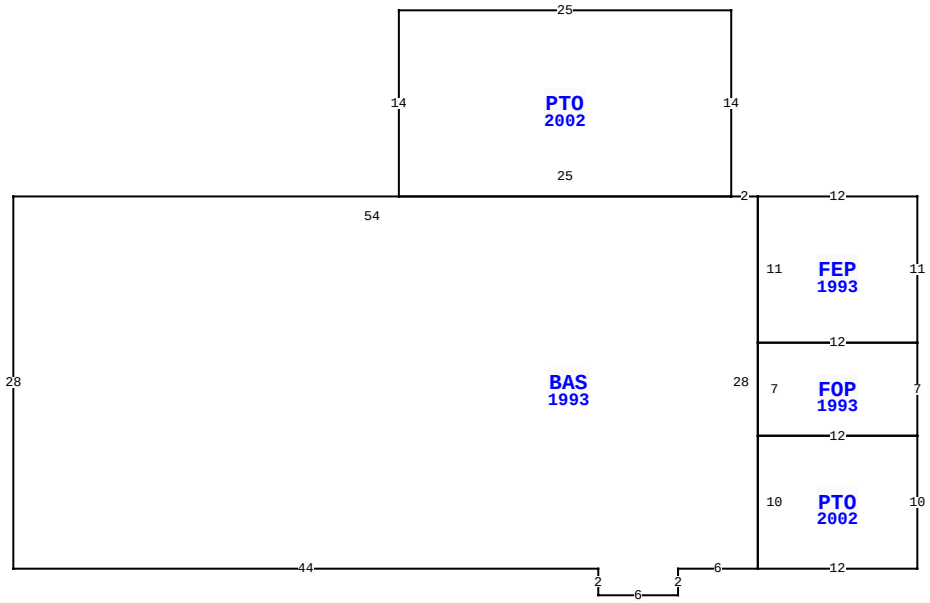
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
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	1,580	100	1993	1,580	153,822
FEP	132	80	1993	106	10,320
FOP	84	30	1993	25	2,434
PTO	120	5	2002	6	584
PTO	350	5	2002	18	1,752
TOTALS	2,266			1,735	168,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,735	125.6200	125.62	217,951	1970	1975	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 0 Heated Area: 1580 HX Base Yr 1974



45088 ZIDELL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	02/26/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		168,912
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		320,500
TOTAL MARKET VALUE		222,522
SOH/AGL Deduction		117,277
ASSESSED VALUE		105,245
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		49,523
TOTAL JUST VALUE		491,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/1270	9/09/2024	LE	U	I	11	100
GRANTOR: FACHKO MARY JANE						
GRANTEE: THOMPSON MARY ANN						
2734/280	8/21/2024	LE	U	I	11	100
GRANTOR: FACHKO MARY JANE						
GRANTEE: THOMPSON MARY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W12 BAS=[YR=1993] W2 PTO=[YR=2002] N14 W25 S14 E25$ W54 S28 E44 S2 E6 N2 E6 PTO=[YR=2002] E12 N10 FOP=[YR=1993] N7 W12 S7 E12 $ W12 S10 $ N28 $ S11 E12 N11 $.

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	0681	POLE SHED	0	100	30	10	300.00	SF	15.00	15.00	100	1980	1980	3	20	900	
2	0350	CARPORT WD	0	100	40	10	400.00	SF	13.00	13.00	100	2002	2002	3	20	1,040	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	370.00	370.00	6,290							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	275,500							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 20.00 Total Land Value: 51,670 Market: 275,500 Agricultural: 6,670 Common: 45,000 PRINTED 07/30/2025 BY SYS