PT OF LOTS 20 & 21 (S18-4) &
ABNDED R/W RESOLUTION 2000-170
IN OR 1058/657

BELL CLINTON A & JO ANN
PO BOX 52
CALLAHAN, FL 32011-0052

2025

18-2N-25-3000-0020-0184

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

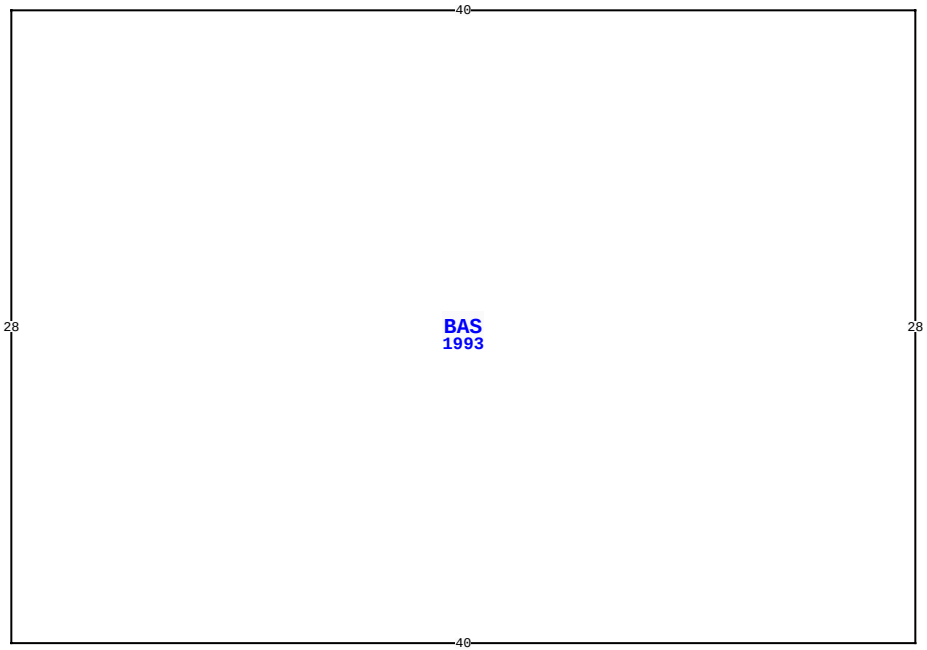
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	68,400
TOTALS	1,120			1,120	68,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,120	88.1920	88.19	98,773	1962	1967	0	0	0	30.75	69.25

1 SINGLE FAM – 0% - 0 Heated Area: 1120 HX Base Yr



45202 ZIDELL RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	68,400
TOTAL MARKET OB/XF VALUE	7,168
TOTAL LAND VALUE - MARKET	166,200
TOTAL MARKET VALUE	122,187
SOH/AGL Deduction	21,163
ASSESSED VALUE	101,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,024
TOTAL JUST VALUE	241,768
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1058/0657	5/29/2002	WD	U	I	24	35,000
GRANTOR: DAUGHTRY STEPHEN						
GRANTEE: BELL CLINTON A & JO						
0993/1554	6/22/2001	PR	Q	I	06	100
GRANTOR: REECE JEAN P/R						
GRANTEE: DAUGHTRY STEPHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S28 E40 N28$.

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	0200	BARN WD 0-	0	0	56	32	1,792.00	SF	20.00	20.00	100	1961	1961	3	20	7,168	

LAND DESCRIPTION

TOTAL OB/XF 7,168

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	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	3.24	AC		1.00	1.00	1.00	370.00	370.00	1,199							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	0.80	AC		1.00	1.00	1.00	525.00	525.00	420							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.04	AC		1.00	1.00	1.00	30,000.00	30,000.00	121,200							

REVIEW DATE 07/27/2023 BY DC Total Acres: 5.04 Total Land Value: 46,619 Market: 121,200 Agricultural: 1,619 Common: 45,000 PRINTED 07/30/2025 BY SYS