PT OF LOTS 20 & 21 (S 18-8)
IN OR 1760/480
CALLAHAN HEIGHTS PB 0/30

KARNEY MAURICE
P O BOX 837
CALLAHAN, FL 32011

2025

18-2N-25-3000-0020-0188

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

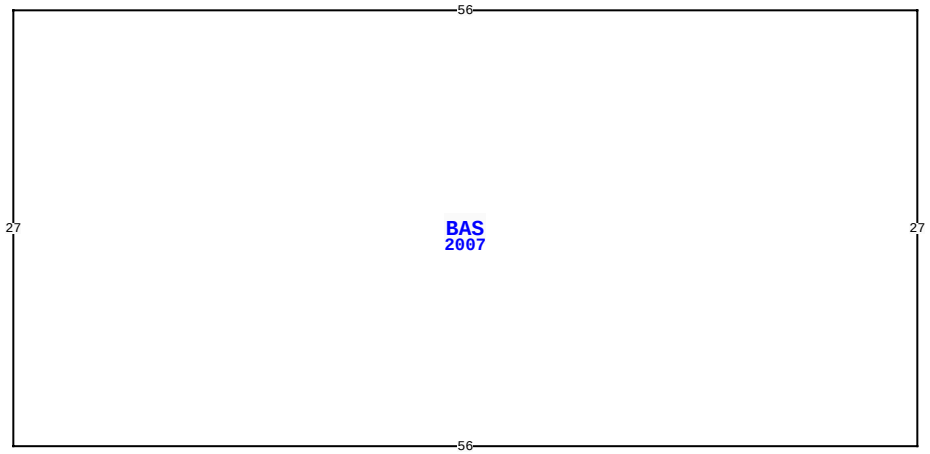
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2007	1,512	87,363
TOTALS	1,512			1,512	87,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.2000	99.62	150,625	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2012 Heated Area: 1512 HX Base Yr 2012



45128 ZIDELL RD, CALLAHAN

BLD DATE	05/23/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		87,362
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		75,600
TOTAL MARKET VALUE		166,112
SOH/AGL Deduction		81,583
ASSESSED VALUE		84,529
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,807
TOTAL JUST VALUE		166,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4889	CO ISSUED	0	01/01/2007
MH4889	MH MOVE-ON	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1760/0480	10/14/2011	WD	Q	I	02	79,800
GRANTOR: 21ST MORTGAGE CORP						
GRANTEE: KARNEY MAURICE						
1702/0690	10/01/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: 21ST MORTGAGE CORPO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W56 S27 E56 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	100		OR	0.00	0.00	1.68	AC		1.00	1.00	1.00	45,000.00	45,000.00	75,600							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.68 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 07/30/2025 BY SYS