

BELL MICHAEL ALLEN
45488 ZIDELL ROAD
CALLAHAN, FL 32011

18-2N-25-3000-0024-0201

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PT OF LOT 24 (S-201)
2013 PALH DW/MH
IN OR 1054/1953

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2025

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	01	MINIMUM 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	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	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	520	100	2019	520	7,789
TOTALS	520			520	7,789

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	520	44.0000	16.28	8,466	2016	2016	0	0	8.00	92.00
4 GARAGE RES - 100% - 2003				Heated Area: 520				HX Base Yr 2003			
20 26 BAS 2019 26 20											

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 5 of 5	6								
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		01		MINIMUM 100		8600		01		1,545		62.8320		16.34		25,245		2024		2024		0		0		2.00		98.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		5		BARNs		-		100%		-		2025		Heated Area: 1080								HX Base Yr 2003		Tax Group: 6					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					293,117				
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					13,931				
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					281,350				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					358,345				
Heating Type		01		NONE 100																										SOH/AGL Deduction					129,170				
Bedrooms		01		0 100																										ASSESSED VALUE					229,175				
Bathrooms		01		0 100																										TOTAL EXEMPTION VALUE					HX HB 50,722				
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					178,453				
																														TOTAL JUST VALUE					588,398				
																														NCON VALUE					24,740				
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					513,952				