LOTS W1/2 OF 17
EX S-5 & S-6 & S-7
MAP OF TWNS 3 4 5 RGE 23 & 24

ZACCHEO TONI A/GODWIN ANTHONY D
36624 PRATT SIDING RD
CALLAHAN, FL 32011

2025

26-3N-24-2300-0017-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

36624 PRATT SIDING RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	52,650
TOTAL MARKET VALUE	64,650
SOH/AGL Deduction	0
ASSESSED VALUE	64,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,650
TOTAL JUST VALUE	64,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/1302	4/14/2024	QC	U	I	11	100
GRANTOR: KIRMS HARRY WILLIAM J						
GRANTEE: ZACCHEO TONI A						
2706/1984	4/14/2024	QC	U	V	11	100
GRANTOR: KIRMS HARRY WILLIAM J						
GRANTEE: ZACCHEO TONI A						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1975	1975	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1975	1975	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0005	OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	45,000.00	45,000.00	52,650							

REVIEW DATE 03/14/2024 BY WWA Total Acres: 1.17 Total Land Value: 52,650 Market: 0 Agricultural: 0 Common: 52,650 PRINTED 07/30/2025 BY SYS