

LOT W
IN OR 836/1312
NASSAU VILLAGE 5 UNR

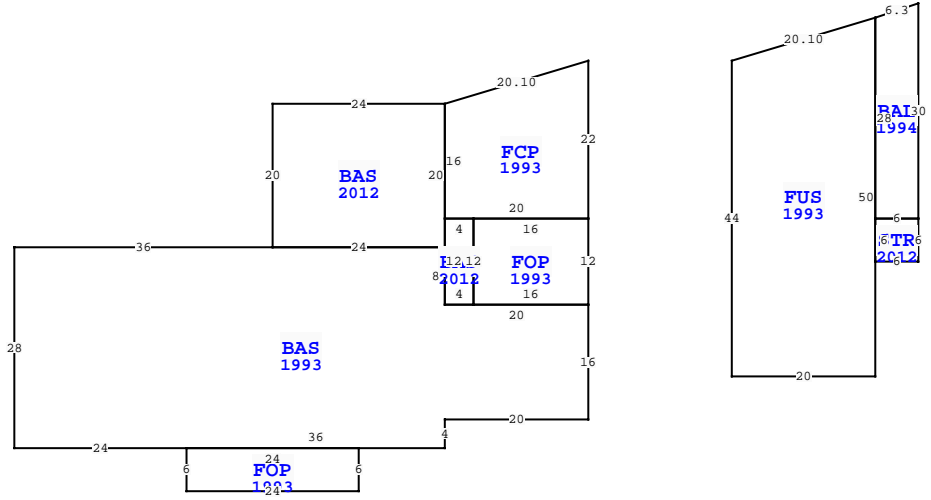
ZOLLER PHILLIP L & CHRISTINE F
54031 EDWARDS LANE
CALLAHAN, FL 32011

2025

37-1N-25-299E-000W-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC		8026.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAL	174	15
BAS	2,000	100
BAS	48	100
BAS	480	100
FCP	380	25
FOP	144	30
FOP	192	30
FUS	940	100
STR	36	10
TOTALS	4,394	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,694	109.1925	109.19	403,348	1982	1996	0	0	13.50	86.50
1 SINGLE FAM - 100% - 2005 Heated Area: 3468 HX Base Yr 2005											



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 2
VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		348,896
TOTAL MARKET OB/XF VALUE		32,049
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		430,945
SOH/AGL Deduction		205,207
ASSESSED VALUE		225,738
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,016
TOTAL JUST VALUE		430,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001750	REPAIR/RRF	16,327	03/01/2017
17000830	REPAIR/RRF	61,559	02/22/2017
93-00311	SWIM POOL	10,900	07/01/1993
8028	ADDITION	9,900	04/23/1992
7022	XFOB	4,080	02/26/1991
6832	XFOB	4,896	11/06/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0836/1312	6/08/1998	WD	U	I	07	100

GRANTOR: FORD CONSUMER FINANCE
GRANTEE: ZOLLER PHILLIP & CH
0798/0086 6/30/1997 WD Q I 05 132,000
GRANTOR: FORD CONSUMER FINANCE
GRANTEE: ZOLLER PHILLIP L &

BUILDING NOTES	
BUILDING DIMENSIONS FCP=[YR=1993] L20 D6 BAS=[YR=2012] W24 S20BAS=[YR=1993] W36 S28 E24 FOP=[YR=1993] S6E24 N6 W24\$ E36 N4 E20 N16 FOP=[YR=1993] N12 W16 BAS=[YR=2012] W4 S12 E4 N12\$ S12 E16 \$W20 N8 W24\$ E24 N20\$ S16 E20 N22\$ PTR=E20 FUS=[YR=1993] R20 U6 BAL=[YR=1994] R6 U2 S30 STR=[YR=2012] S6 W6 N6 E6\$ W6 N28\$ S50 W20 N44\$ W20\$.	

EXTRA FEATURES																
L N	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	2.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	3,780	
2	0811	CONCRETE B	0 100	0	0	572.00	SF	5.20	5.20	100	1985	1985	3	44	1,309	
3	0510	GARAGE WD-	0 100	24	24	576.00	SF	28.00	28.00	100	1992	1992	3	20	3,226	
4	0681	POLE SHED	0 100	7	24	168.00	SF	15.00	15.00	100	1992	1992	3	20	504	
5	0940	SHEDS/PORT	0 100	28	21	588.00	SF	18.30	18.30	100	1992	1992	3	20	2,152	
6	0850	PEBBLE WLK	0 100	0	0	2,194.00	SF	3.50	3.50	100	1992	1992	3	62	4,761	
7	1129	STONE 8"	0 100	0	0	65.00	SF	15.75	15.75	100	1993	1993	3	88	901	
8	0861	POOL GUNIT	0 100	12	20	240.00	SF	85.00	85.00	100	1993	1993	3	20	4,080	
9	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1993	1993	3	20	200	
10	0845	KOOL DECK	0 100	0	0	358.00	SF	7.25	7.25	100	1993	1993	3	64	1,661	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

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ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 348,896 TOTAL MARKET OB/XF VALUE 32,049 TOTAL LAND VALUE - MARKET 50,000 TOTAL MARKET VALUE 430,945 SOH/AGL Deduction 205,207 ASSESSED VALUE 225,738 TOTAL EXEMPTION VALUE HX HB 50,722 BASE TAXABLE VALUE 175,016 TOTAL JUST VALUE 430,945 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 411,003											
DOR CODE 0100 SINGLE FAMILY										MAP NUM MKT AREA 08										NEIGHBORHOOD/LOC 8026.00											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE										LGL DATE											
EXTRA FEATURES										XF DATE										LAND DATE 03/31/2025 MLU											
INC DATE										AG DATE																					
L N	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															
11	0830	FLAGSTONE	0 100	0	0	597.00	SF	12.00	12.00	100	1992	1992	3	62	4,442																
12	0911	SCRN RM A	0 100	0	0	1,438.00	SF	17.50	17.50	100	2000	2000	3	20	5,033																
										TOTAL OB/XF 9,475																					
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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0836/1312	6/08/1998	WD U	I	I	07	100
GRANTOR: FORD CONSUMER FINANCE						
GRANTEE: ZOLLER PHILLIP & CH						
0798/0086	6/30/1997	WD Q	I	I	05	132,000
GRANTOR: FORD CONSUMER FINANCE						
GRANTEE: ZOLLER PHILLIP L &						

BUILDING NOTES

BUILDING DIMENSIONS