R497954
IN OR 2490/427
EX R/W OR 1048/1121

ZWEIFEL ERNEST N SR TRUST/ZWEIFEL ERNEST N SR TRUS
450570 STATE ROAD 200
CALLAHAN, FL 32011

2025

42-2N-25-0000-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

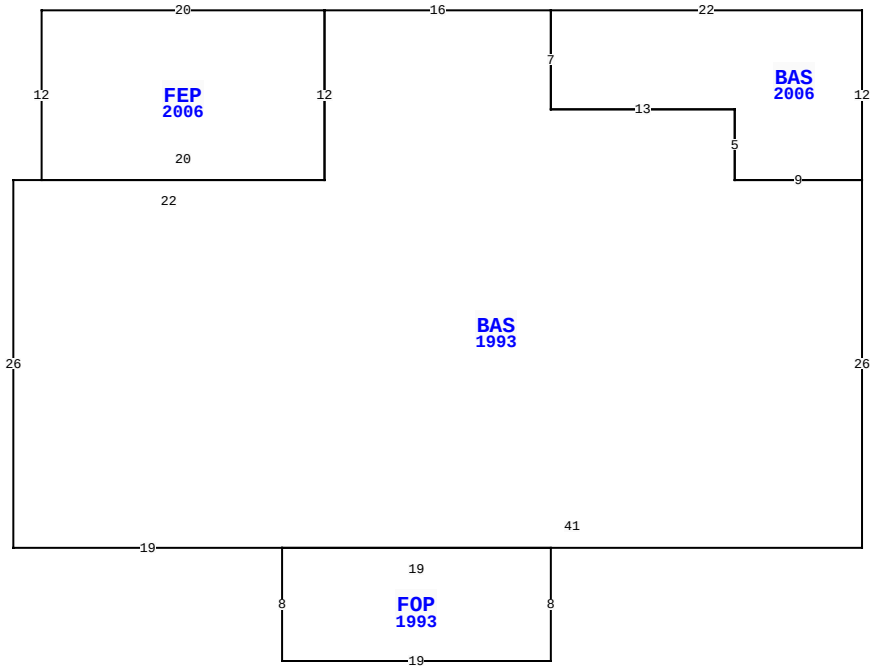
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,817	100	1993	1,817	184,366
BAS	199	100	2006	199	20,192
FEP	240	80	2006	192	19,482
FOP	152	30	1993	46	4,668
TOTALS	2,408			2,254	228,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,254	92.6100	122.25	275,552	1969	1985	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 1995 Heated Area: 2016 HX Base Yr 1995



450570 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
2	0350	CARPORT WD	0	100	53	29	1,537.00	SF	13.00	13.00	100	1960	1960	3	20	3,996	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1970	1970	3	20	1,728	
4	1076	TRELLIS A	0	100	26	9	234.00	SF	4.50	4.50	100	1998	1998	3	20	211	
5	0810	CONCRETE A	0	100	0	0	330.00	SF	6.50	6.50	100	2001	2001	3	79	1,695	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1979	1979	3	100	6,000	
7	0351	CARPORT MT	0	100	20	18	360.00	SF	4.50	4.50	100	2007	2007	3	27	437	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		234,862
TOTAL MARKET OB/XF VALUE		14,947
TOTAL LAND VALUE - MARKET		176,625
TOTAL MARKET VALUE		426,434
SOH/AGL Deduction		253,898
ASSESSED VALUE		172,536
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		116,814
TOTAL JUST VALUE		426,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/0427	8/23/2021	WD	U	I	11	100
GRANTOR: ZWEIFEL ERNEST N						
GRANTEE: ZWEIFEL ERNEST N SR						
0494/0890	7/01/1986	WD	Q	I		70,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 BAS=[YR=1993] W16 FEP=[YR=2006] W20 S12 E20 N12$ S12 W22 S26 E19 FOP=[YR=1993] S8 E19 N8 W19$ E41 N26 W9 N5 W13 N7$ S7 E13 S5 E9 N12$.

LAND DESCRIPTION

TOTAL OB/XF 14,947

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	0004	OR	0.00	0.00	4.71	AC		1.00	1.00	1.25	30,000.00	37,500.00	176,625							

REVIEW DATE 07/26/2021 BY KBA Total Acres: 4.71 Total Land Value: 176,625 Market: 0 Agricultural: 0 Common: 176,625 PRINTED 07/30/2025 BY SYS

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IN OR 2490/427
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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

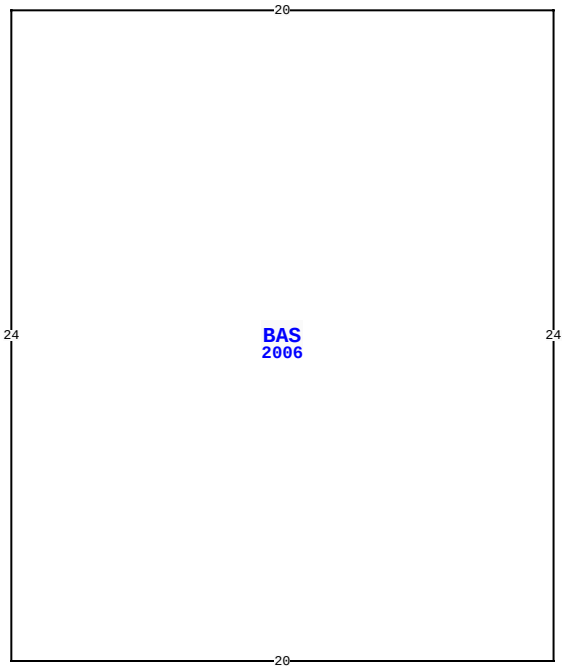
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2006	480	6,154
TOTALS	480			480	6,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	55.0000	20.35	9,768	2001	2001	0	0	0	37.00	63.00

3 GARAGE RES – 100% - 1995 Heated Area: 480 HX Base Yr 1995



450570 SR 200, CALLAHAN

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TOTAL MARKET VALUE		426,434
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TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		116,814
TOTAL JUST VALUE		426,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2490/0427	8/23/2021	WD	U	I	11	100
GRANTOR: ZWEIFEL ERNEST N						
GRANTEE: ZWEIFEL ERNEST N SR						
0494/0890	7/01/1986	WD	Q	I		70,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 S24 E20 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/26/2021 BY KBA Total Acres: 4.71 Total Land Value: 176,625 Market: 0 Agricultural: 0 Common: 176,625 PRINTED 07/30/2025 BY SYS