PT FRANCIS WOODS GRANT
SEC 42-2N-25E IN OR 2271/163
(EX OR 2030/24)

MAY CHRISTY/BONHAM ROBERT
55118 ZWEIFEL ROAD
CALLAHAN, FL 32011

2025

42-2N-25-0000-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

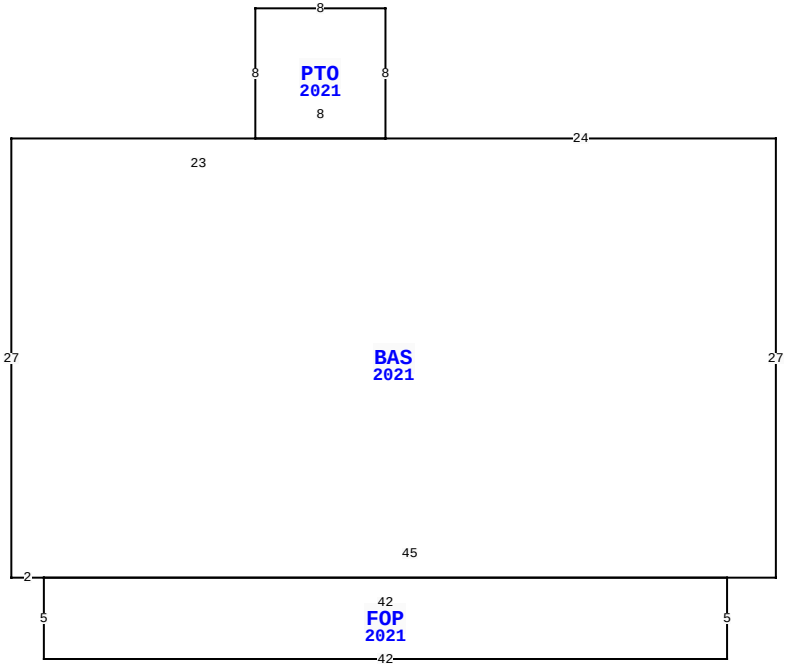
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,269	100	2021	1,269	191,436
FOP	210	30	2021	63	9,504
PTO	64	5	2021	3	452
TOTALS	1,543			1,335	201,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,335	115.4400	152.38	203,427	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 50% - 2022 Heated Area: 1269 HX Base Yr 2022



55118 ZWEIFEL RD, CALLAHAN

BLD DATE		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		201,393
TOTAL MARKET OB/XF VALUE		4,826
TOTAL LAND VALUE - MARKET		52,650
TOTAL MARKET VALUE		258,869
SOH/AGL Deduction		38,752
ASSESSED VALUE		220,117
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		169,395
TOTAL JUST VALUE		258,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001828	CO ISSUED	0	11/04/2021
21001828	NEW CONSTR	164,585	02/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/0163	4/26/2019	WD	Q	V	02	28,500
GRANTOR: MASONER HOWARD & KELL						
GRANTEE: BONHAM ROBERT & CHR						
2040/0157	4/13/2016	WD	Q	V	01	28,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: MASONER HOWARD & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 PTO=[YR=2021] N8 W8 S8 E8$ W23 S27 E2
FOP=[YR=2021] S5 E42 N5 W42$ E45 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	0810	CONCRETE A	0	50	0	0	750.00	SF	6.50	6.50	100	2021	2021	3	99	4,826	

LAND DESCRIPTION

TOTAL OB/XF 4,826

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	50		OR	0.00	0.00	1.95	AC		1.00	1.00	0.60	45,000.00	27,000.00	52,650							

REVIEW DATE 10/18/2021 BY KB Total Acres: 1.95 Total Land Value: 52,650 Market: 0 Agricultural: 0 Common: 52,650 PRINTED 07/30/2025 BY SYS