S260 FT OF E223 FT
R787334 & R787335
IN OR 844 PG 1480

HARTLEY JOSEPHINE M EST
55060 ZWEIFEL ROAD
CALLAHAN, FL 32011

2025

42-2N-25-0000-0021-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

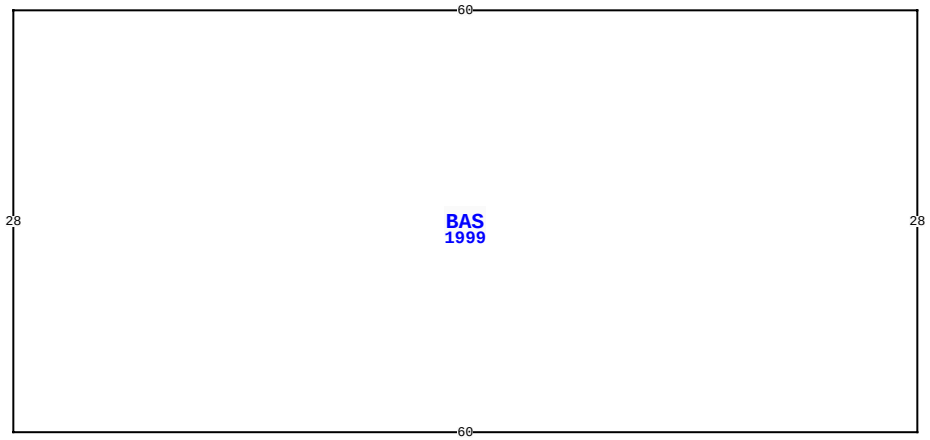
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1999	1,680	50,380
TOTALS	1,680			1,680	50,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	117.6000	99.96	167,933	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1680 HX Base Yr



55060 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	50,380
TOTAL MARKET OB/XF VALUE	3,826
TOTAL LAND VALUE - MARKET	65,250
TOTAL MARKET VALUE	119,456
SOH/AGL Deduction	12,502
ASSESSED VALUE	106,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,954
TOTAL JUST VALUE	119,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0844/1480	8/13/1998	WD	Q	V		8,000
GRANTOR: TRAWICK RICHIE SHACKE						
GRANTEE: HARTLEY JOSEPHINE M						
0721/0255	1/03/1995	WD	Q	V	01	100
GRANTOR: SAULS CHLOE JEAN						
GRANTEE: TRAWICK RICHIE SHAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S28 E60 N28 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0752	USP	0	0	20	8	160.00	SF	15.00	15.00	100	1995	1995	3	20	480	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	21.30	21.30	100	1999	1999	3	20	511	

LAND DESCRIPTION

TOTAL OB/XF 3,826

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	0		OR	0.00	0.00	1.45	AC		1.00	1.00	1.00	45,000.00	45,000.00	65,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.45 Total Land Value: 65,250 Market: 0 Agricultural: 0 Common: 65,250 PRINTED 07/30/2025 BY SYS