PT OR 1317/1646

BELL CAROL ANN
45348 ZIDELL ROAD
CALLAHAN, FL 32011

2026

07-2N-25-0000-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	09/19/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	445,170
TOTAL MARKET VALUE	16,169
SOH/AGL Deduction	0
ASSESSED VALUE	16,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,169
TOTAL JUST VALUE	445,170
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1317/1646	5/16/2005	WD	U	V	07	100
GRANTOR: BELL CLAYTON A & JENE						
GRANTEE: BELL CAROL ANN						
1303/0903	3/21/2005	WD	Q	V	01	100
GRANTOR: BELL CLAYTON ARRON						
GRANTEE: BELL CAROL ANN						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	8.47	AC		1.00	1.00	1.00	530.00	530.00	4,489							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	690.00	690.00	8,280							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	170.00	170.00	3,400							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	40.47	AC		1.00	1.00	1.00	11,000.00	11,000.00	445,170							

REVIEW DATE 05/07/2026 **BY** MLU Total Acres: 40.47 Total Land Value: 16,169 Market: 445,170 Agricultural: 16,169 Common: 0 **PRINTED** 07/09/2026 BY SYS