PT FRAC W1/2
PARCELS 5-2 & 5 (EX 5-3 5-5 &
5-8 & EX ESMT PT OR 1055/131)

GORE STEVEN W & JAMIE A
45549 ZIDELL RD
CALLAHAN, FL 32011

2026

17-2N-25-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

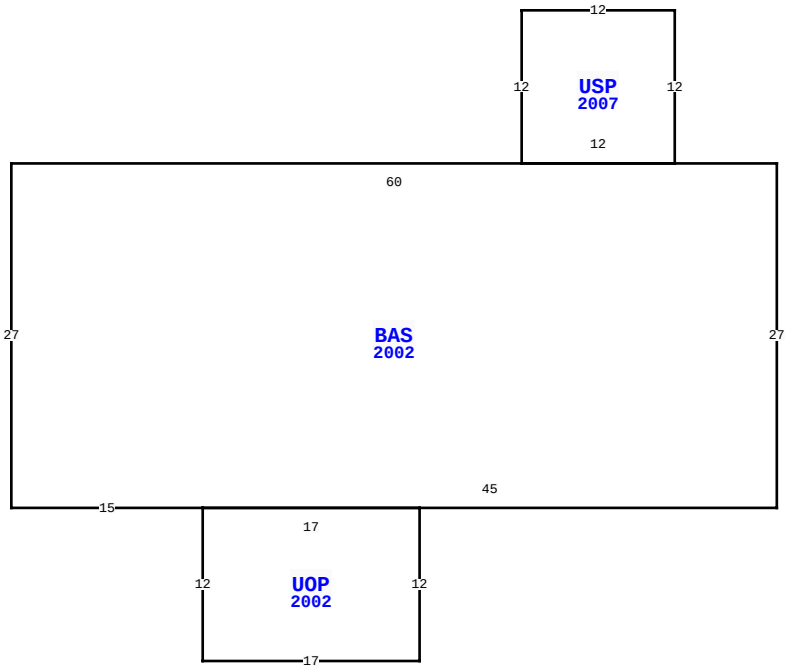
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
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	1,620	100	2002	1,620	115,414
UOP	204	25	2002	51	3,633
USP	144	50	2007	72	5,130
TOTALS	1,968			1,743	124,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,743	141.3600	127.22	221,744	2002	2007	0	0	0	44.00	56.00

1 M/H 94+ 100% - 2020 Heated Area: 1620 HX Base Yr 2020



45549 ZIDELL RD, CALLAHAN

BLD DATE	02/15/2008 KW	LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	02/26/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		124,177
TOTAL MARKET OB/XF VALUE		3,979
TOTAL LAND VALUE - MARKET		139,672
TOTAL MARKET VALUE		164,228
SOH/AGL Deduction		11,344
ASSESSED VALUE		152,884
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,473
TOTAL JUST VALUE		267,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3798	MH MOVE-ON	0	04/01/2002
P5507	NEW CONSTR	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2277/1883	5/24/2019	WD	Q	I	01	192,000
GRANTOR: LARRIMORE DAMON T						
GRANTEE: GORE STEVEN W & JAM						
1787/0108	3/27/2012	QC	U	I	11	100
GRANTOR: LARRIMORE DAMON T & J						
GRANTEE: LARRIMORE DAMON T						

BUILDING NOTES

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	18.30	18.30	100	2003	2003	3	20	439	
3	0300	BOAT DCK W	0	100	5	10	50.00	SF	40.00	40.00	100	2004	2004	3	30	600	

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-60,16] S27 E15 E45 N27 W60 $
UOP=[YR=2002;ORIG=-45,43] S12 E17 N12 W17 $
USP=[YR=2007;ORIG=-20,4] S12 E12 N12 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,979

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	34,000							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	10.36	AC		1.00	1.00	1.00	200.00	200.00	2,072							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.36	AC		1.00	0.60	0.60	17,000.00	10,200.00	105,672							

REVIEW DATE 01/01/2023 BY CD Total Acres: 12.36 Total Land Value: 36,072 Market: 105,672 Agricultural: 2,072 Common: 34,000 PRINTED 07/09/2026 BY SYS