

LOT 4
IN OR 2061/1156
CALLAHAN HEIGHTS PB 0/30

PAPPY DALLAS RIDGE
45041 ZIDELL RD
CALLAHAN, FL 32011

2026

18-2N-25-3000-0004-0020



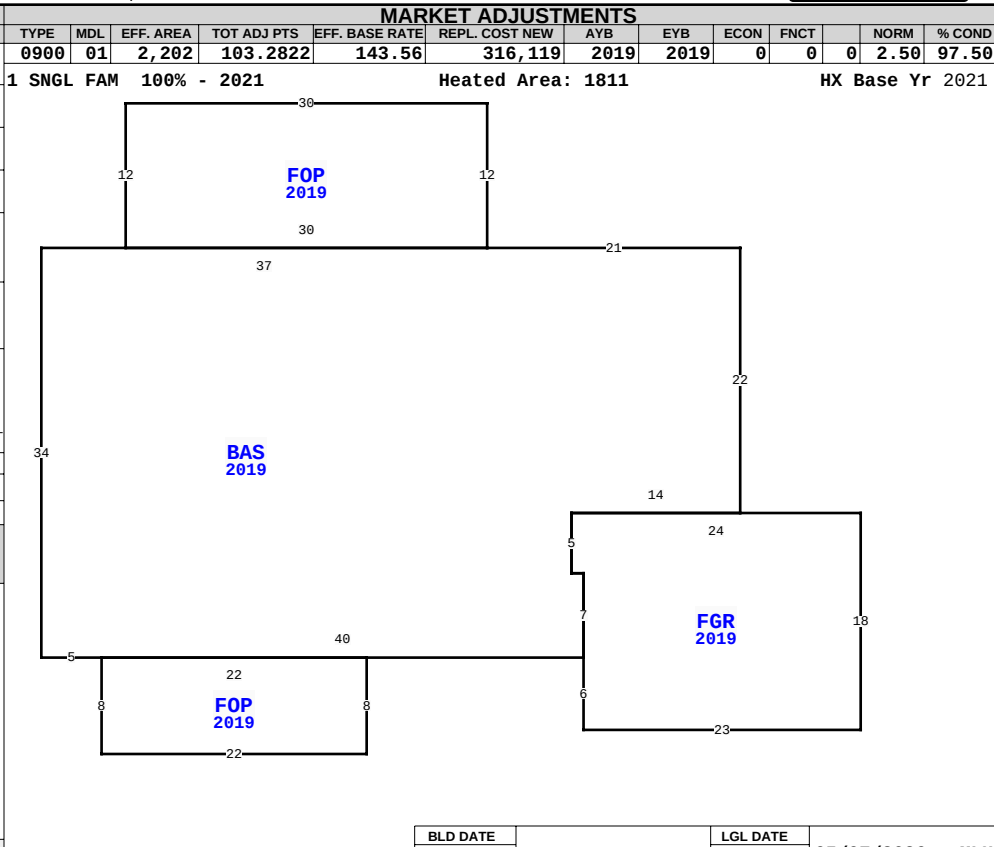
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	2019	1,811	253,487
FGR	419	55	2019	230	32,194
FOP	176	30	2019	53	7,419
FOP	360	30	2019	108	15,116
TOTALS	2,766			2,202	308,216

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0200	BARN WD 0-	0	100	15	48	720.00	SF	20.00	20.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	2.50	AC	
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	12.00	AC	
3	005401	A	TIMBER 1 P	0		OR	0.00	0.00	5.50	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	16.00	AC	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	308,216		
TOTAL MARKET OB/XF VALUE	15,526		
TOTAL LAND VALUE - MARKET	270,100		
TOTAL MARKET VALUE	372,647		
SOH/AGL Deduction	80,838		
ASSESSED VALUE	291,809		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	240,398		
TOTAL JUST VALUE	593,842		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	662,153		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003526	CO ISSUED	0	04/09/2019
17006318	NEW CONSTR	241,922	01/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2061/1156	7/21/2016	WD	Q	V	01
					SALE PRICE 110,000
GRANTOR: FAMILY TRUST					
GRANTEE: PAPPY DALLAS RIDGE					
1982/0132	5/21/2015	TD	U	V	11
GRANTOR: FACHKO EUGENE P LIVIN					
GRANTEE: FAMILY TRUST					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W21 FOP=[YR=2019] N12 W30 S12 E30\$ W37 S34 E5 FOP=[YR=2019] S8 E22 N8 W22\$ E40 FGR=[YR=2019] S6 E23 N18 W24 S5 E1 S7\$ N7 W1 N5 E14 N22\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	2.50	AC	
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	12.00	AC	
3	005401	A	TIMBER 1 P	0		OR	0.00	0.00	5.50	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	16.00	AC	