

LOT 11
IN OR 818 PG 573
CALLAHAN HEIGHTS PB 0/30

BELL FRANKLIN AARON
45419 ZIDELL ROAD
CALLAHAN, FL 32011-3630

2026

18-2N-25-3000-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 60
Interior Wall	02	WALL BD/WD 40
Interior Floo	19	MARBLE 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	89,355
FOP	400	30	1993	120	9,928
FUS	547	100	1993	547	45,257
USP	96	30	1993	29	2,399

TOTALS	2,123			1,776	146,940
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EXTRA FEATURES

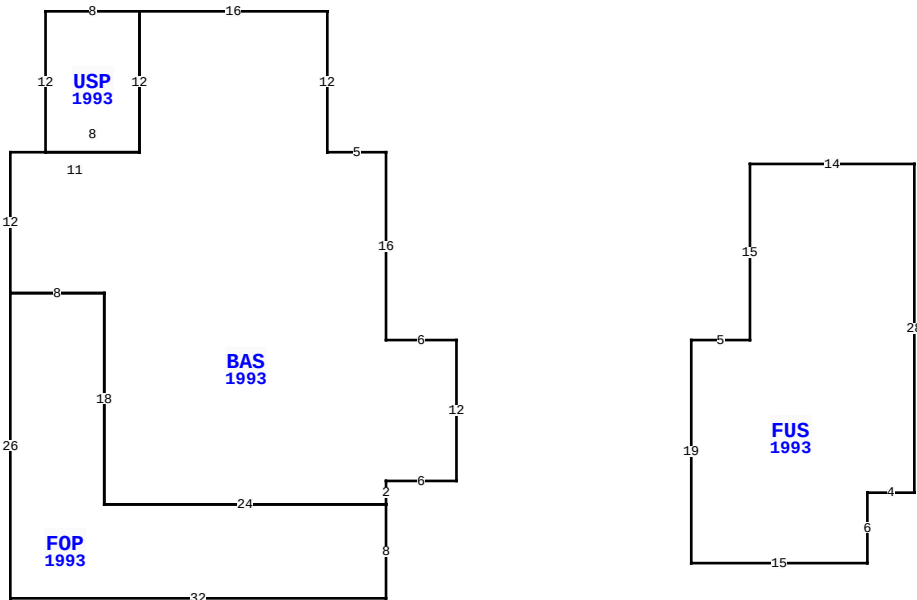
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	400	
2	0681	POLE SHED	0	100	40	24	960.00	SF	15.00	15.00	100	1995	1995	3	20	2,880	
3	0351	CARPORT MT	0	100	20	10	200.00	SF	10.00	10.00	100	1995	1995	3	20	400	
4	1242	WD DECK A	0	100	0	0	100.00	SF	10.00	10.00	100	2004	2004	3	20	200	
5	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2004	2004	3	20	800	
6	2701	QUONSET GD	0	100	60	40	2,400.00	SF	15.00	15.00	100	2017	2017	3	80	28,800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	005000	C	AGRICULTURAL	100	0005
2	005000	C	AGRICULTURAL	100	0005
3	006000	A	PASTURE - HA	0	
4	005902	A	HARDWOOD SI	0	
5	009910	M	MARKET VALUE	0	

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,776	116.3000	122.12	216,885	1925	1925	0	0	0	32.25	67.75
1 SINGLE FAM 100% - 1998 Heated Area: 1627 HX Base Yr 1998												



45417 ZIDELL RD, CALLAHAN

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

05/07/2026	MLU
01/16/2025	KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		157,737
TOTAL MARKET OB/XF VALUE		33,480
TOTAL LAND VALUE - MARKET		276,670
TOTAL MARKET VALUE		263,098
SOH/AGL Deduction		22,863
ASSESSED VALUE		240,235
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,824
TOTAL JUST VALUE		467,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0818/0573	12/30/1997	WD	Q	I	01	100

GRANTOR: BELL CLAYTON & JENETT

GRANTEE: BELL FRANKLIN AARON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N16 W5 N12 W16 USP=[YR=1993] W8 S12 E8 N12\$ S12 W11 S12 FOP=[YR=1993] S26 E32 N8 W24 N18 W8 \$ E8 S18 E24 N2 E6 N12\$ PTR= E20 FUS=[YR=1993] E5 N15 E14 S28 W4 S6 W15 N19\$ W20\$.

Total Acres: 18.95

Total Land Value: 71,881

Market: 208,780

Agricultural: 3,991

Common: 67,890

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