

PICKETT FAMILY LIVING TRUST/PICKETT DOUGLAS BRADLE
615682 RIVER RD
CALLAHAN, FL 32011

18-2N-25-3000-0015-0220

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
Exterior Wall19COMMON BRK 30
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 50
Roof Cover12MODULAR MT 50
Interior Wall05DRYWALL 100
Interior Floor14CARPET 90
Interior Floor08SHT VINYL 10
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms03100

BathroomsFrame Stories Units BUD8 Adjustme Occupancy0600
Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8001.00
AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREAMARKET VALUEBAS752100199375250,014
BAS209100200020913,900
FOP144301993432,860
FOP4830200014931
FOP96302000291,929
FOP143302000432,860
FUS588100199358839,107
TOTALS1,9801,678111,602EXTRA FEATURES45057 ZIDELL RD, CALLAHANBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/07/2026MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 16VALUATION SUMMARYSTANDARDTax Group: 6Tax Dist:BUILT MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUEASSESSSED VALUETOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE111,6025,376135,250252,2280252,2280252,228252,22800240,655SALES DATAOFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE2811/7738/21/2025SWUUI11100GRANTOR:PICKETT VICKI FGRANTEE:PICKETT FAMILY LIVI2733/4098/20/2024WDUII11100GRANTOR:FACHKO PATRICIA BGRANTEE:PICKETT VICKI FBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2000] W11 FOP=[YR=2000] W13 S11 E13 N11 \$ S11 W13 S3 FOP=[YR=2000] W6 S8 E6 N8 \$ S8 BAS=[YR=1993] S14 FOP=[YR=2000] W6 S16 E6 FOP=[YR=1993] E24 N6 W24 S6 \$ N16 \$ S10 E24 N24 W1 N8 W22 S8 W1 \$ E1 N8 E22 S8 E1 N22 \$ PTR= E15 FUS=[YR=1993] E21 S28 W21 N28 \$ W15 \$.

TOTAL OB/XF5,376

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REVIEW DATE01/01/2023BYCDTotal Acres: 5.41Total Land Value: 135,250Market: 0Agricultural: 0Common: 135,250PRINTED 07/09/2026 BY SYS