N1/2 OF LOT 16 (S-24)
IN OR 2811/889
CALLAHAN HEIGHTS PB 0/30

MARTIN ANGEL/WITT GARY
45027 ZIDELL RD
CALLAHAN, FL 32011

2026

18-2N-25-3000-0016-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Quality	04	Quality Level 04

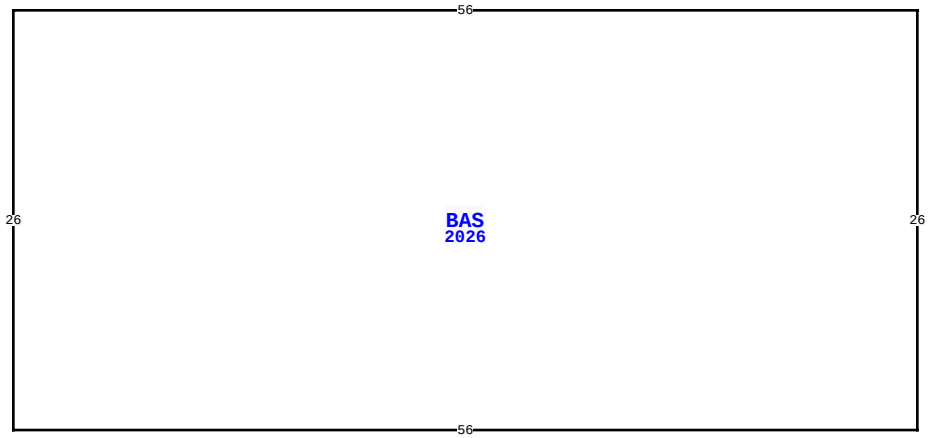
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2026	1,456	166,673
TOTALS	1,456			1,456	166,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	128.4800	115.63	168,357	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2026 Heated Area: 1456 HX Base Yr 2026



45027 ZIDELL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		166,673
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		346,673
SOH/AGL Deduction		41,085
ASSESSED VALUE		305,588
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		254,177
TOTAL JUST VALUE		346,673
NCON VALUE		166,673
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250008745			08/06/2025
MH250005244	N MFH 505	0	05/15/2025
250005244	26*56 3/2 2025 SC		05/15/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2811/889	8/26/2025	QC	U	V	11	100
GRANTOR: MARTIN ANGEL						
GRANTEE: MARTIN ANGEL						
2745/380	10/22/2024	QC	U	V	11	100
GRANTOR: WITT GARY C						
GRANTEE: MARTIN ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E56 S26 W56 N26 $
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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	000100	C	RES	100	0007	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	180,000							

REVIEW DATE 07/01/2025 BY TW Total Acres: 9.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS