IN OR 1378/1665
PARCELS 1-1 & 1-3 SEC 25
PARCEL 1-1 SEC 26

CALDWELL DEWEY P
45839 BISMARK ROAD
CALLAHAN, FL 32011

2023

25-2N-25-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

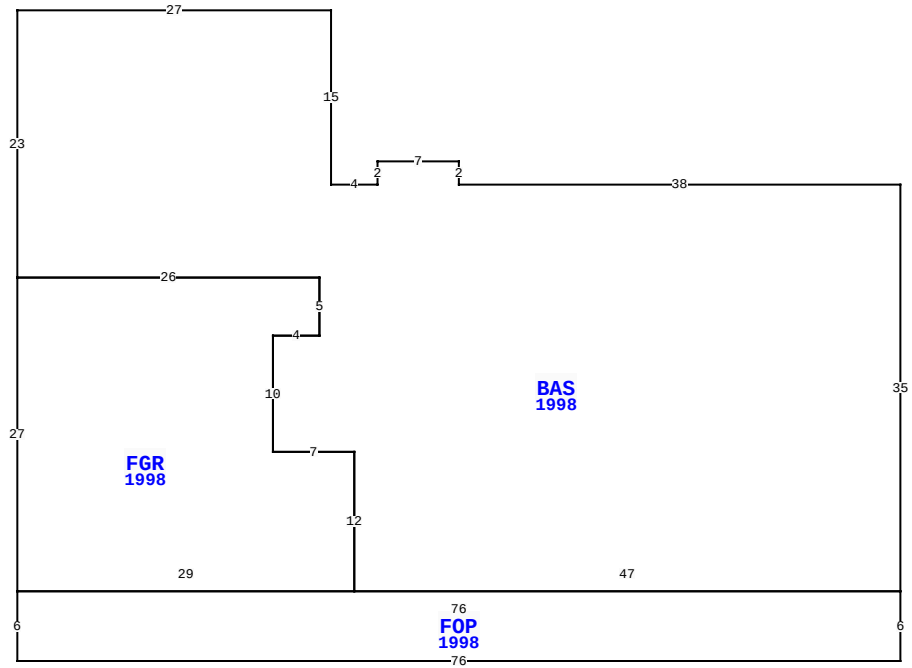
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,381	100	2,381	260,951
FGR	698	55	384	42,085
FOP	456	30	137	15,015
TOTALS	3,535		2,902	318,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,902	107.6300	127.81	370,905	1998	2003	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 1999 Heated Area: 2381 HX Base Yr 1999



45839 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		318,051
TOTAL MARKET OB/XF VALUE		29,992
TOTAL LAND VALUE - MARKET		273,000
TOTAL MARKET VALUE		391,403
SOH/AGL Deduction		195,815
ASSESSED VALUE		195,588
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,588
TOTAL JUST VALUE		621,043
NCON VALUE		22,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014020	XFOB	0	09/14/2022
21008878	REPAIR/RRF	28,000	07/07/2021
B0108452	XFOB	0	06/01/2001
B974106	NEW CONSTR	115,000	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/1665	1/04/2006	QC	U	I	01	100
GRANTOR: CALDWELL SHERYL L						
GRANTEE: CALDWELL DEWEY P						
0797/0498	6/20/2017	WD	U	V	07	100
GRANTOR: CALDWELL ELBA H & ALM						
GRANTEE: CALDWELL DEWEY P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W38 N2 W7 S2 W4 N15 W27 S23 FGR=[YR=1998] S27 FOP=[YR=1998] S6 E76 N6 W76 $ E29 N12 W7 N10 E4 N5 W26 $ E26 S5 W4 S10 E7 S12 E47 N35 $.

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
2	0681	POLE SHED	0	0	24	24	576.00	SF	15.00	15.00	100	2001	2001	3	30	2,592	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660	
4	0681	POLE SHED	0	100	24	25	600.00	SF	15.00	15.00	100	2003	2003	3	36	3,240	
5	0681	POLE SHED	0	100	50	30	1,500.00	SF	15.00	15.00	100	2022	2022	3	100	22,500	

LAND DESCRIPTION

TOTAL OB/XF 29,992

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	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	440.00	440.00	3,960							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	550.00	550.00	4,400							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	17.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	238,000							

REVIEW DATE 01/20/2023 BY KW Total Acres: 18.00 Total Land Value: 43,360 Market: 238,000 Agricultural: 8,360 Common: 35,000 PRINTED 08/02/2023 BY SYS