

PT SEC 25-2N-25E
IN OR 687/1831 & OR 718/865
(EX OR 1546/67 & OR 2166/1882

ANDERSON ALBERT J & SANDRA T
45921 BISMARCK ROAD
CALLAHAN, FL 32011

2023

25-2N-25-0000-0001-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100	2,091	201,764
FCP	800	25	200	19,298
FDG	925	60	555	53,553
FOP	324	30	97	9,359
TOTALS	4,140		2,943	283,975

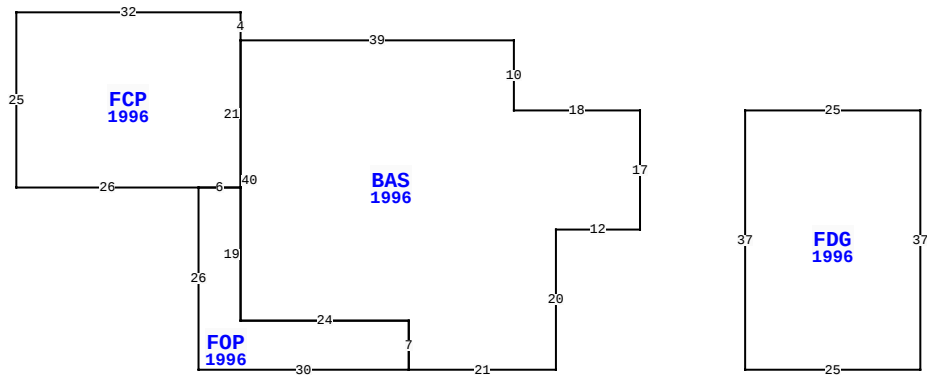
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	475.00	SF	6.50	6.50	100	1996	1996	3	73	2,254	
2	0681	POLE SHED	0	100	28	36	1,008.00	SF	15.00	15.00	100	1996	1996	3	25	3,780	
3	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	2004	2004	3	24	1,210	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
5	0812	CONCRETE C	0	100	0	0	1,586.00	SF	4.00	4.00	100	2002	2002	3	83	5,266	

LAND DESCRIPTION			TOTAL OB/XF 15,310														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100	0005		0.00	0.00	38.42	AC		1.00	1.00	1.25	8,000.00	10,000.00	384,200

REVIEW DATE 05/18/2018 BY KBX Total Acres: 38.42 Total Land Value: 384,200 Market: 0 Agricultural: 0 Common: 384,200 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,943	96.4440	114.53	337,062	1996	2001	0	0	0 15.75	84.25
1 SNGL FAM - 100% - 1997 Heated Area: 2091 HX Base Yr 1997											



NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION SUMMARY		STANDARD
VALUATION BY		Tax Group: 6 Tax Dist:
BUILDING MARKET VALUE		283,975
TOTAL MARKET OB/XF VALUE		15,310
TOTAL LAND VALUE - MARKET		384,200
TOTAL MARKET VALUE		683,485
SOH/AGL Deduction		459,444
ASSESSED VALUE		224,041
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		174,041
TOTAL JUST VALUE		683,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217665	H/AC	0	10/01/2012
CMH4686	CO ISSUED	0	10/01/2005
P10161	OTHER	0	10/01/2005
E15850	NEW CONSTR	0	09/01/2005
MH4686	MH MOVE-ON	0	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0687/1831	9/07/1993	WD	Q	V	
GRANTOR: EKB INC					78,800

GRANTEE: ANDERSON ALBERT & S					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1996] W18 N10 W39 FCP=[YR=1996] N4 W32 S25 E26 FOP=[YR=1996] S26 E30 N7 W24 N19 W6 \$ E6 N21 \$ S40 E24 S7 E21 N20 E12 N17 \$ PTR=E15 FDG=[YR=1996] E25 S37 W25 N37 \$ W15 \$.					