PT FRACL SEC 25-2N-25E
IN OR 2613/875 BEING PARCEL E

MILLER RANDY MICHAEL
45862 BISMARK RD
CALLAHAN, FL 32011

2023

25-2N-25-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	03	Quality Level 03

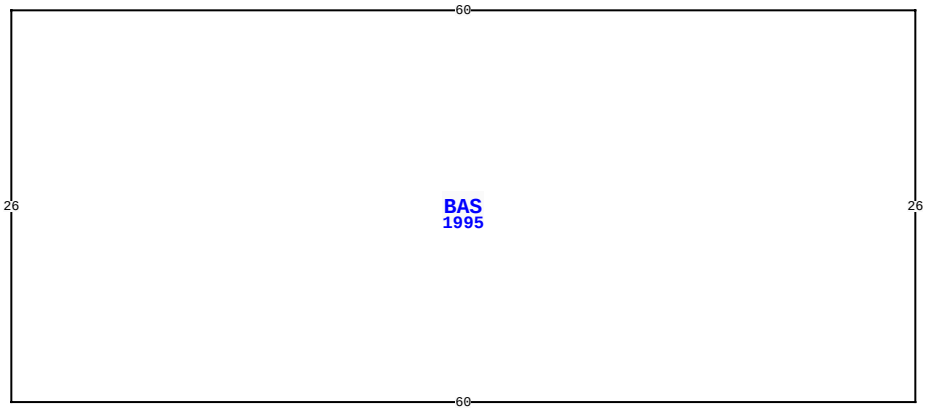
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	46,628
TOTALS	1,560		1,560	46,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	122.0000	85.40	133,224	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2023 Heated Area: 1560 HX Base Yr 2023



45862 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2017 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		46,628
TOTAL MARKET OB/XF VALUE		416
TOTAL LAND VALUE - MARKET		70,700
TOTAL MARKET VALUE		117,744
SOH/AGL Deduction		0
ASSESSED VALUE		117,744
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,744
TOTAL JUST VALUE		117,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/0875	1/09/2023	WD	U	I	37	100,000
GRANTOR: NORRIS TANYA						
GRANTEE: MILLER RANDY MICHAE						
2169/1519	1/03/2018	FJ	U	I	11	0
GRANTOR: NORRIS MAURICE CLARK						
GRANTEE: NORRIS TANYA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W60 S26 E60 N26$.

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
1	1242	WD DECK A	0	100	8	26	208.00	SF	10.00	10.00	100	1995	1995	3	20	416	

LAND DESCRIPTION

TOTAL OB/XF 416

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.02	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,700							

REVIEW DATE 07/09/2018 BY KBA Total Acres: 2.02 Total Land Value: 70,700 Market: 0 Agricultural: 0 Common: 70,700 PRINTED 08/02/2023 BY SYS