PT SEC 25-2N-25E
IN OR 2166/1882

PIPPIN JUSTIN GARRETT
45991 BISMARK RD
CALLAHAN, FL 32011

2023

25-2N-25-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,250
TOTAL MARKET VALUE	40,250
SOH/AGL Deduction	14,994
ASSESSED VALUE	25,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,256
TOTAL JUST VALUE	40,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/1882	12/28/2017	WD	U	V	11	100

GRANTOR: ANDERSON ALBERT J & S

GRANTEE: PIPPIN JUSTIN GARRE

BUILDING NOTES

BUILDING DIMENSIONS

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	000115	C	SFR ACRES	0			0.00	0.00	1.15	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,250							

REVIEW DATE 01/10/2018 BY KBX Total Acres: 1.15 Total Land Value: 40,250 Market: 0 Agricultural: 0 Common: 40,250 PRINTED 08/02/2023 BY SYS