PT SEC 25-2N-25E
IN OR 2189/1351

OWEN RANDY LEE & SHEREE D
45979 BISMARK RD
CALLAHAN, FL 32011

2023

25-2N-25-0000-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

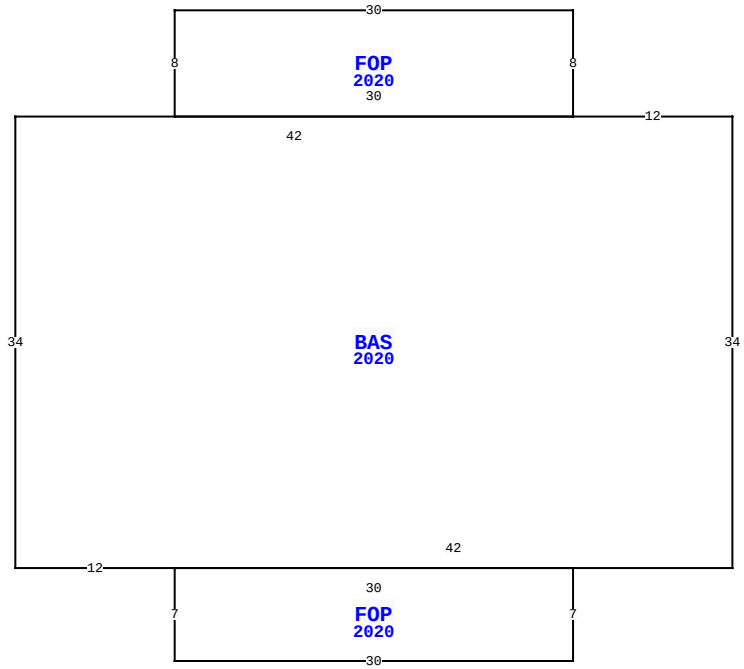
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	269,913
FOP	210	30	63	9,261
FOP	240	30	72	10,585
TOTALS	2,286		1,971	289,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,971	124.4208	147.75	291,215	2020	2020	0	0	0	0.50	99.50

2 SNGL FAM – 100% - 2022 Heated Area: 1836 HX Base Yr 2022



45987 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		289,759
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		56,350
TOTAL MARKET VALUE		346,109
SOH/AGL Deduction		60,736
ASSESSED VALUE		285,373
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		235,373
TOTAL JUST VALUE		346,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000178	CO ISSUED	0	01/08/2020
19003977	NEW CONSTR	238,741	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/1351	3/30/2018	WD	U	V	11	100

GRANTOR: ANDERSON ALBERT J & S
GRANTEE: OWEN RANDY LEE & SH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] N8 W30 S8 E30$ W42 S34 E12
FOP=[YR=2020] S7 E30 N7 W30$ E42 N34$.

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	100			0.00	0.00	1.61	AC		1.00	1.00	1.00	35,000.00	35,000.00	56,350							

REVIEW DATE 02/24/2020 BY KB Total Acres: 1.61 Total Land Value: 56,350 Market: 0 Agricultural: 0 Common: 56,350 PRINTED 08/02/2023 BY SYS