PT GOVT LOT 1 OF SEC 26-2N-25E
IN OR 2430/675 & 2430/669
{1989 SW/MH R583741 &

WALKER LIVING TRUST/WALKER PATRICIA M TRUSTEE
45774 BISMARK RD
CALLAHAN, FL 32011

2023

26-2N-25-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

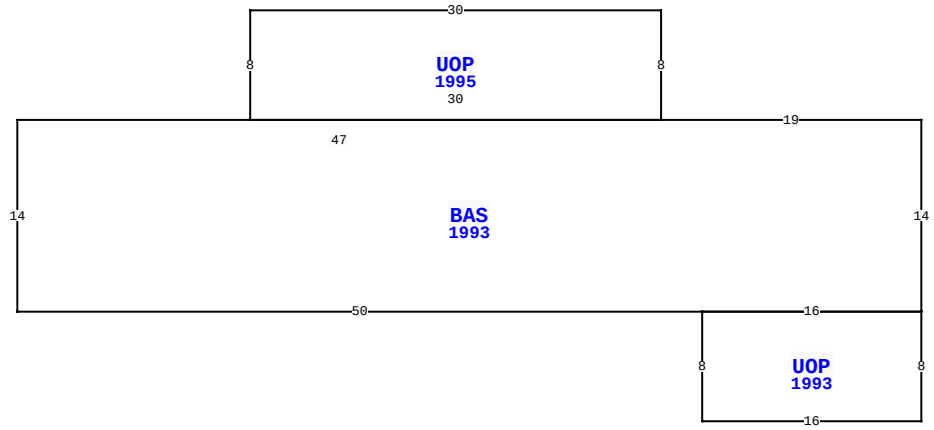
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,766
UOP	128	25	32	615
UOP	240	25	60	1,154
TOTALS	1,292		1,016	19,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,016	98.6000	64.09	65,115	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 924 HX Base Yr



45774 BISMARK RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		19,534
TOTAL MARKET OB/XF VALUE		6,524
TOTAL LAND VALUE - MARKET		230,900
TOTAL MARKET VALUE		66,988
SOH/AGL Deduction		31,676
ASSESSED VALUE		35,312
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,312
TOTAL JUST VALUE		256,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/0675	2/01/2021	QC	U	I	11	100
GRANTOR: WALKER RODNEY L						
GRANTEE: WALKER PATRICIA M						
2430/0669	2/01/2021	QC	U	I	11	100
GRANTOR: WALKER RODNEY L						
GRANTEE: WALKER PATRICIA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 UOP=[YR=1995] N8 W30 S8 E30$ W47 S14 E50
UOP=[YR=1993] S8 E16 N8 W16$ E16 N14$.

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	0680	POLE SHED	0	100	22	30	660.00	SF	10.00	10.00	100	1989	1989	3	20	1,320	
2	0510	GARAGE WD-	0	100	14	48	672.00	SF	35.00	35.00	100	1990	1990	3	20	4,704	
3	0572	JUNK MH	0	100	0	0	1.00	UT	500.00	500.00	100	1985	1985	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,524

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	005010	A	SVCE ACRGE	0			0.00	0.00	3.06	AC		1.00	1.00	1.00	500.00	500.00	1,530							
3	006005	A	PAST/GRAZE	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	440.00	440.00	4,400							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	13.06	AC		1.00	1.00	1.00	15,000.00	15,000.00	195,900							

REVIEW DATE 05/25/2017 BY KBX Total Acres: 14.06 Total Land Value: 40,930 Market: 195,900 Agricultural: 5,930 Common: 35,000 PRINTED 08/02/2023 BY SYS