PT OR 1725/1636
(EX 1-14)

WALKER LIVING TRUST/WALKER RUDY E TRUSTEE
45741 BISMARK ROAD
CALLAHAN, FL 32011

2023

26-2N-25-0000-0001-0090

BUILDING CHARACTERISTICS

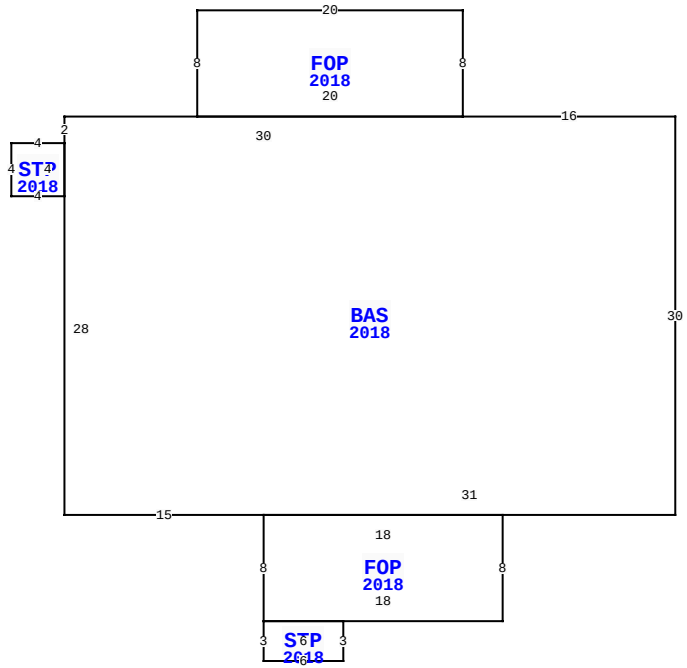
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	168,921
FOP	144	30	43	5,264
FOP	160	30	48	5,876
STP	16	10	2	245
STP	18	10	2	245
TOTALS	1,718		1,475	180,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,475	104.6520	124.27	183,298	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 1380 HX Base Yr



45756 BISMARK RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	180,549
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	217,309
SOH/AGL Deduction	35,712
ASSESSED VALUE	181,597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,597
TOTAL JUST VALUE	295,549
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004107	CO ISSUED	0	02/02/2018
17004107	NEW CONSTR	162,327	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1725/1636	12/21/2010	WD	U	I	30	100
GRANTOR: WALKER RUDY E & JO AN						
GRANTEE: WALKER RUDY E & JO						
0729/0482	5/09/1995	WD	U	V	15	40,000
GRANTOR: BRANDIES ERIC KEITH						
GRANTEE: WALKER RUDY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FOP=[YR=2018] N8 W20 S8 E20$ W30 S2
STP=[YR=2018] W4 S4 E4 N4$ S28 E15 FOP=[YR=2018] S8
STP=[YR=2018] S3 E6 N3 W6$ E18 N8 W18$ E31 N30$.

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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	440.00	440.00	1,760							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 03/15/2018 BY KB Total Acres: 5.00 Total Land Value: 36,760 Market: 80,000 Agricultural: 1,760 Common: 35,000 PRINTED 08/02/2023 BY SYS