PT GOVT LOT 2 OF SEC 26-2N-25E
IN OR 2626/1218 (EX ESMT IN
OR 882/594 & EX CNSVTN ESMT

THURMAN TIMOTHY N
45657 BISMARK RD
CALLAHAN, FL 32011

2023

26-2N-25-0000-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

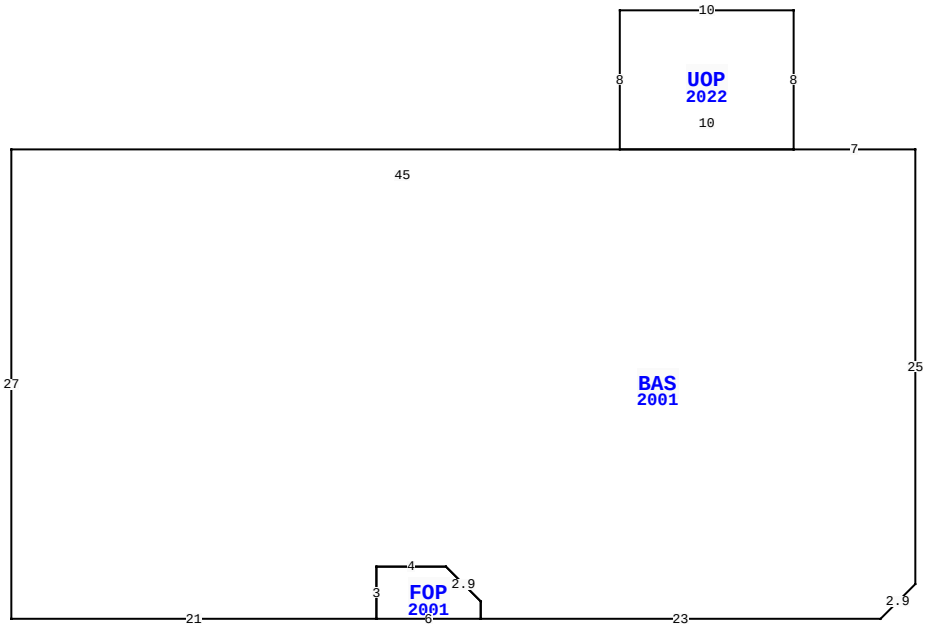
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100	1,386	71,183
FOP	16	30	5	257
UOP	80	25	20	1,027
TOTALS	1,482		1,411	72,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,411	126.5000	88.55	124,944	2001	2005	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 0 Heated Area: 1386 HX Base Yr



45657 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/17/2020 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	72,468
TOTAL MARKET OB/XF VALUE	10,130
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	136,598
SOH/AGL Deduction	22,080
ASSESSED VALUE	114,518
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,518
TOTAL JUST VALUE	136,598
NCON VALUE	1,027
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013437	MH MOVE-ON	0	03/01/2001
B951129	MH MOVE-ON	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/1218	3/16/2023	WD	Q	I	01	235,000
GRANTOR: INBUSINESS INC						
GRANTEE: THURMAN TIMOTHY N						
2282/1287	5/22/2019	WD	U	I	38	109,000
GRANTOR: MCCLELLAN WANDA R N/K						
GRANTEE: INBUSINESS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W7 UOP=[YR=2022] N8 W10 S8 E10$ W45 S27 E21
FOP=[YR=2001] E6 N1 U2 L2 W4 S3$ N3 E4 D2 R2 S1 E23 U2
R2 N25$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720	
2	0681	POLE SHED	0	0	13	55	715.00	SF	15.00	15.00	100	1996	1996	3	25	2,681	
4	0811	CONCRETE B	0	0	0	0	680.00	SF	5.20	5.20	100	2004	2004	3	86	3,041	
6	0752	USP	0	0	20	16	320.00	SF	15.00	15.00	100	2008	2008	3	56	2,688	

LAND DESCRIPTION

TOTAL OB/XF 10,130

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	0005		0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 01/20/2023 BY KW Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS