PT SEC 26 IN OR 2468/1517

WALKER BRANDI LEIGH
45797 BISMARK RD
CALLAHAN, FL 32011

2023

26-2N-25-0000-0001-0130

BUILDING CHARACTERISTICS

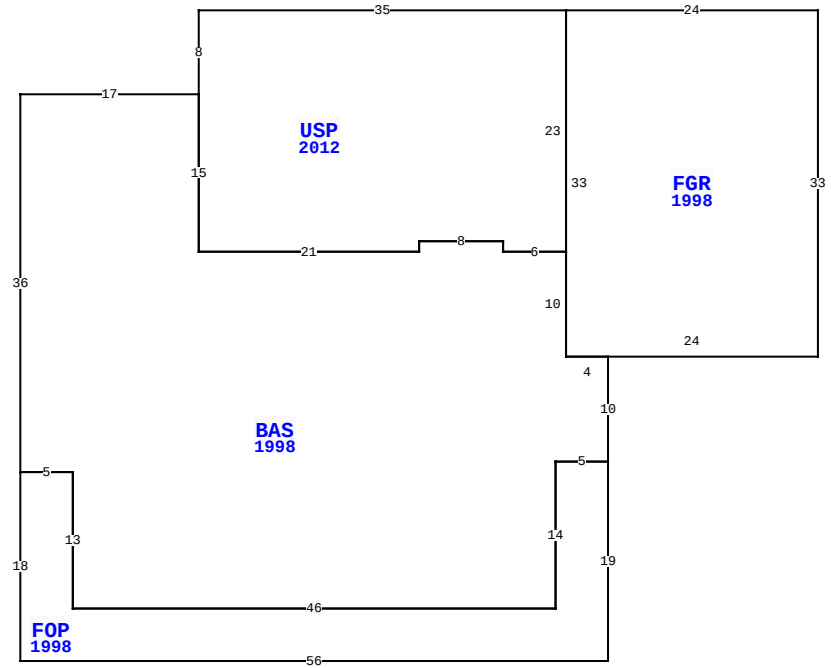
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,992	100	1,992	188,647
FGR	792	55	436	41,290
FOP	415	30	124	11,743
USP	797	30	239	22,634
TOTALS	3,996		2,791	264,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,791	122.3712	110.44	308,238	1998	2003	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2022 Heated Area: 1992 HX Base Yr 2022



45797 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/20/2016 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		264,314
TOTAL MARKET OB/XF VALUE		4,639
TOTAL LAND VALUE - MARKET		74,160
TOTAL MARKET VALUE		343,113
SOH/AGL Deduction		33,713
ASSESSED VALUE		309,400
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		259,400
TOTAL JUST VALUE		343,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003280	XFOB	0	04/15/2020
R1801704	REPAIR/RRF	22,479	02/16/2018
B99	NEW CONSTR	155,126	01/03/1999
B995755	ADDITION	7,581	01/02/1999
R980946	REPAIR/RRF	0	04/01/1998
B974453	MH MOVE-ON	512,600,000	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1517	5/21/2021	WD	Q	I	01	360,500
GRANTOR: DEBOLT COREY A & LAUR						
GRANTEE: WALKER BRANDI LEIGH						
2431/0910	1/29/2021	QC	U	I	11	100
GRANTOR: DEBOLT COREY A & LAUR						
GRANTEE: DEBOLT COREY A & LA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W24 USP=[YR=2012] W35 S8 BAS=[YR=1998] W17 S36 FOP=[YR=1998] S18 E56 N19 W5 S14 W46 N13 W5$ E5 S13 E46 N14 E5 N10 W4 N10 W6 N1 W8 S1 W21 N15$ S15 E21 N1 E8 S1 E6 N23$ S33 E24 N33$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660	
2	0811	CONCRETE B	0	100	24	31	744.00	SF	5.20	5.20	100	1998	1998	3	77	2,979	

LAND DESCRIPTION

TOTAL OB/XF 4,639

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	0005		0.00	0.00	4.12	AC		1.00	1.00	1.00	18,000.00	18,000.00	74,160							

REVIEW DATE 07/14/2021 BY KBA Total Acres: 4.12 Total Land Value: 74,160 Market: 0 Agricultural: 0 Common: 74,160 PRINTED 08/02/2023 BY SYS