PT GOVT LOTS 1 & 2 OF
SEC 26-2N-25E IN OR 1619/1371
{2003 FLEE DW}

THORNTON THERESA MARIE
45689 BISMARK ROAD
CALLAHAN, FL 32011

2023

26-2N-25-0000-0001-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

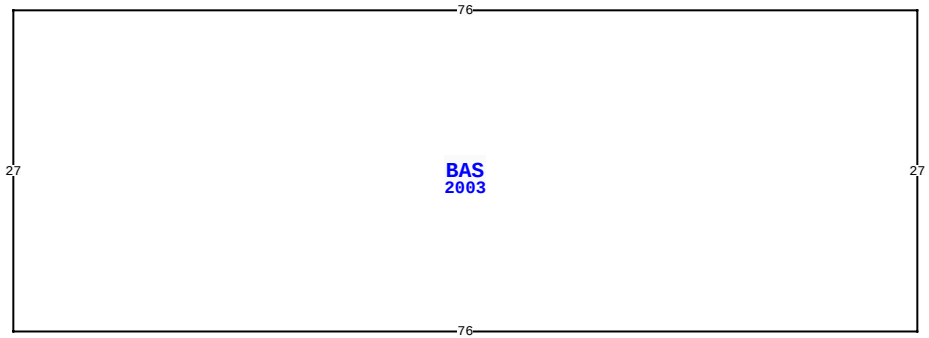
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	90,597
TOTALS	2,052		2,052	90,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	116.8000	81.76	167,772	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2003 Heated Area: 2052 HX Base Yr 2003



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		90,597
TOTAL MARKET OB/XF VALUE		2,686
TOTAL LAND VALUE - MARKET		91,000
TOTAL MARKET VALUE		184,283
SOH/AGL Deduction		90,869
ASSESSED VALUE		93,414
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,414
TOTAL JUST VALUE		184,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P7367	NEW CONSTR	0	11/01/2003
MH	MH MOVE-ON	0	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1619/1371	4/14/2009	QC	U	I	16	100
GRANTOR: THORNTON CARL E						
GRANTEE: THORNTON THERESA MA						
1060/0190	6/05/2002	WD	U	I	07	100
GRANTOR: STANCAVAGE EDWARD & M						
GRANTEE: THORNTON THERESA &						

45689 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

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
4	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	2006	2006	3	31	1,246	
5	0752	USP	0	100	10	20	200.00	SF	15.00	15.00	100	2006	2006	3	48	1,440	

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S27 E76 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 2,686

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	0007	OR	0.00	0.00	2.60	AC		1.00	1.00	1.00	35,000.00	35,000.00	91,000							

REVIEW DATE 05/18/2018 BY KBX Total Acres: 2.60 Total Land Value: 91,000 Market: 0 Agricultural: 0 Common: 91,000 PRINTED 08/02/2023 BY SYS