IN OR 1303/1557
2007 SCTB DW/MH

NORRIS MAURICE T
45812 BISMARK ROAD
CALLAHAN, FL 32011

2023

26-2N-25-0000-0001-0230

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 90
Interior Floo	08	SHT VINYL 10
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

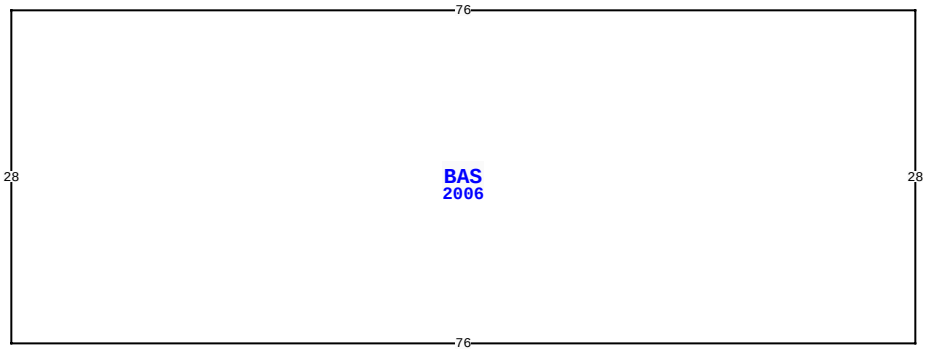
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2,128	105,106
TOTALS	2,128		2,128	105,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,128	117.6000	82.32	175,177	2006	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2005 Heated Area: 2128 HX Base Yr 2005



45812 BISMARK RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		105,106
TOTAL MARKET OB/XF VALUE		5,264
TOTAL LAND VALUE - MARKET		62,280
TOTAL MARKET VALUE		172,650
SOH/AGL Deduction		65,927
ASSESSED VALUE		106,723
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,723
TOTAL JUST VALUE		172,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4822	MH MOVE-ON	0	09/01/2006
B18332	FOUNDATION	1,950	08/01/2006
M11873	MH MOVE-ON	0	08/01/2006
P11445	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/1557	3/23/2005	WD	U	I	07	100
GRANTOR: NORRIS MAURICE C						
GRANTEE: NORRIS MAURICE T						
1263/1346	10/05/2004	WD	U	I	01	100
GRANTOR: NORRIS MAURICE C						
GRANTEE: NORRIS MAURICE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76 S28 E76 N28$.

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
2	0681	POLE SHED	0	100	12	20	240.00	SF	15.00	15.00	100	2002	2002	3	32	1,152	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	21.30	21.30	100	2002	2002	3	21	447	
4	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	2002	2002	3	32	480	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 5,264

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		OR	0.00	0.00	3.46	AC		1.00	1.00	1.00	18,000.00	18,000.00	62,280							

REVIEW DATE 05/25/2017 BY KBX Total Acres: 3.46 Total Land Value: 62,280 Market: 0 Agricultural: 0 Common: 62,280 PRINTED 08/02/2023 BY SYS