PT OF GOV LOT 4 EX 3-13
IN OR 2406/1026

PETERSON SYLVIA L/E/
PO BOX 828
CALLAHAN, FL 32011-0282

2023

27-2N-25-0000-0003-0010

BUILDING CHARACTERISTICS

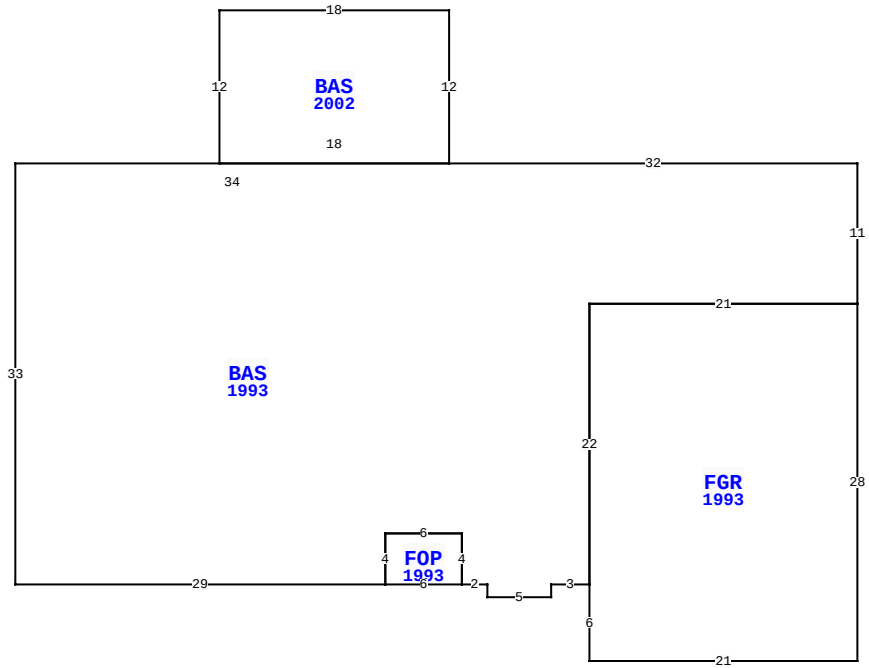
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,697	100	1,697	146,181
BAS	216	100	216	18,606
FGR	588	55	323	27,824
FOP	24	30	7	603
TOTALS	2,525		2,243	193,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,243	121.4906	109.65	245,945	1990	1991	0	0	0	21.44	78.56

1 SINGLE FAM – 100% - 2000 Heated Area: 1913 HX Base Yr 2000



45256 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		193,214
TOTAL MARKET OB/XF VALUE		4,184
TOTAL LAND VALUE - MARKET		48,650
TOTAL MARKET VALUE		246,048
SOH/AGL Deduction		123,756
ASSESSED VALUE		122,292
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,292
TOTAL JUST VALUE		246,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH00	MH MOVE-ON	0	05/01/2000
MH003048	MH MOVE-ON	0	04/01/2000
MH992815	MH MOVE-ON	0	08/01/1999
94349	MH MOVE-ON	400	01/01/1994
7444	REPAIR/RRF	900	08/07/1991
4925	NEW CONSTR	58,316	05/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/1026	9/03/2020	LE	U	I	11	100
GRANTOR: PETERSON SYLVIA						
GRANTEE: OWENS RUSS B JR ET						
1462/1953	12/04/2006	QC	U	I	06	100
GRANTOR: SCHUMAN ANN						
GRANTEE: PETERSON SYLVIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 BAS=[YR=2002] N12 W18 S12 E18$ W34 S33 E29
FOP=[YR=1993] E6 N4 W6 S4$ N4 E6 S4 E2 S1 E5 N1 E3
FGR=[YR=1993] S6 E21 N28 W21 S22$ N22 E21 N11$.

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	0812	CONCRETE C	0	100	0	0	1,602.00	SF	4.00	4.00	100	1990	1990	3	62	3,973	
2	1242	WD DECK A	0	100	6	16	96.00	SF	10.00	10.00	100	2003	2003	3	22	211	

LAND DESCRIPTION

TOTAL OB/XF 4,184

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	1.39	AC		1.00	1.00	1.00	35,000.00	35,000.00	48,650							

REVIEW DATE 11/27/2019 BY KB Total Acres: 1.39 Total Land Value: 48,650 Market: 0 Agricultural: 0 Common: 48,650 PRINTED 08/02/2023 BY SYS