PT OF GOVT LOT 1
IN OR 1729/1821
PARCELS 2-1 & 3-1

NIX SARAH ELIZABETH/NIX BRIAN PRESTON
45193 BISMARK RD
CALLAHAN, FL 32011

2023

28-2N-25-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

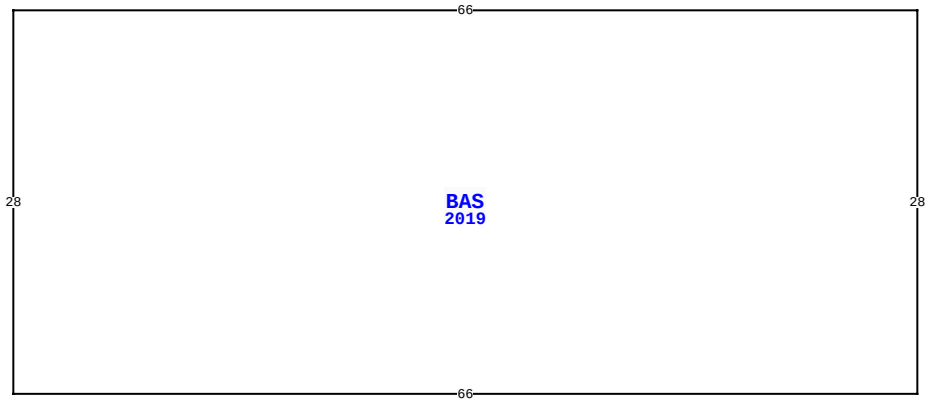
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,848	100	1,848	44,036
TOTALS	1,848		1,848	44,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,848	122.2000	79.43	146,787	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1848 HX Base Yr 2022



45193 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		44,036
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		124,036
SOH/AGL Deduction		28,331
ASSESSED VALUE		95,705
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,705
TOTAL JUST VALUE		124,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7982	MH MOVE-ON	52,280	11/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/0203	12/27/2021	QC	U	I	11	100
GRANTOR: PAGE JOHN H						
GRANTEE: NIX SARAH ELIZABETH						
1729/1821	3/17/2011	WD	U	I	18	51,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: PAGE JOHN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W66 S28 E66 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 10/07/2019 BY KBA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS