LOTS 6 & 7 IN OR 1163 PG 1160
1997 SKYLINE DW/MH
BISMARK ACRES PB 5/283

BAKER WESLEY & TAMMY
45239 BISMARK ROAD
CALLAHAN, FL 32011

**2023**

**28-2N-25-0150-0006-0000**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

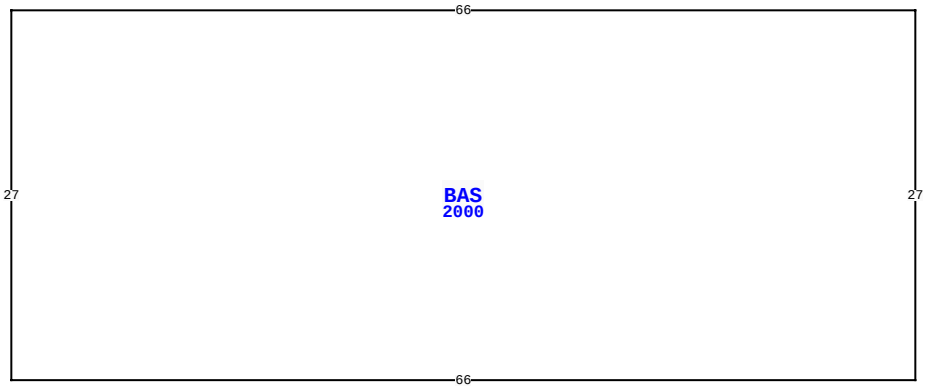
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,782 | 100 | 1,782 | 61,611 |
| TOTALS | 1,782 | | 1,782 | 61,611 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,782 | 117.6000 | 82.32 | 146,694 | 1997 | 1997 | 0 | 0 | 0 | 58.00 | 42.00 |

1 M/H 94+ – 100% - 2013 Heated Area: 1782 HX Base Yr




45239 BISMARK RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 61,611 |
| TOTAL MARKET OB/XF VALUE | | 480 |
| TOTAL LAND VALUE - MARKET | | 70,000 |
| TOTAL MARKET VALUE | | 132,091 |
| SOH/AGL Deduction | | 65,052 |
| ASSESSED VALUE | | 67,039 |
| TOTAL EXEMPTION VALUE | 13 | 67,039 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 132,091 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 116,584 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH97 | MH MOVE-ON | 0 | 06/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1163/1160 | 8/19/2003 | WD | Q | I | | 90,000 |
| GRANTOR: GREENPOINT MORTGAGE F | | | | | | |
| GRANTEE: BAKER WESLEY & TAMM | | | | | | |
| 1163/1159 | 8/19/2003 | QC | U | I | 19 | 100 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: GREENPOINT MORTGAGE | | | | | | |

## 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 | 1242 | WD DECK A | 0 | 100 | 10 | 8 | 80.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 160 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 16 | 10 | 160.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 320 | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W66 S27 E66 N27 $ .

## LAND DESCRIPTION

TOTAL OB/XF 480

| 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 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 70,000 | | | | | | | |

REVIEW DATE 05/23/2017 BY KBX Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS