

LOTS 15 & 22
IN OR 2040/1719
EAST CALLAHAN SUB PB 1/35

SPOTSWOOD DANIELLE A &/BALCOM ROBERT F
45116 BISMARCK RD
CALLAHAN, FL 32011

2023

28-2N-25-3060-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,603	100	2,603	222,722
BAS	80	100	80	6,845
FGR	1,073	55	590	50,482
FOP	24	30	7	599
FSP	552	40	221	18,909
UOP	204	20	41	3,508

TOTALS	4,536		3,542	303,066
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	0	0	216.00	SF	40.00	40.00	
2	0681	POLE SHED	0	100	58	24	1,392.00	SF	15.00	15.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0812	CONCRETE C	0	100	0	0	1,381.00	SF	4.00	4.00	
5	0911	SCRN RM A	0	100	47	27	1,269.00	SF	17.50	17.50	
6	0861	POOL GUNIT	0	100	35	15	525.00	SF	85.00	85.00	
7	0855	CONC PAVER	0	100	0	0	744.00	SF	10.00	10.00	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000115	C	SFR ACRES	100		OR	0.00	0.00	10.53	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,542	89.5050	106.29	376,479	1991	1996	0	0	19.50	80.50
1 SNGL FAM - 100% - 2019 Heated Area: 2683 HX Base Yr 2019											
45116 BISMARCK RD, CALLAHAN											
				BLD DATE	07/25/2008			LGL DATE	05/19/2023		
				XF DATE				LAND DATE			
				INC DATE				AG DATE			

TOTAL OB/XF											
96,527											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		322,507	
TOTAL MARKET OB/XF VALUE		96,527	
TOTAL LAND VALUE - MARKET		168,480	
TOTAL MARKET VALUE		587,514	
SOH/AGL Deduction		192,681	
ASSESSED VALUE		394,833	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		344,833	
TOTAL JUST VALUE		587,514	
NCON VALUE		80,229	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		443,329	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009521	XFOB	9,400	06/22/2022
22004245	SWIM POOL	92,000	03/17/2022
22003737	ADDITION	23,000	03/09/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2040/1719	4/15/2016	WD	Q	I	01
GRANTOR: HEMMING GUST A & MONI					
GRANTEE: SPOTSWOOD DANIELLE					
1554/0530	3/05/2008	WD	Q	I	
GRANTOR: TISON WILLIAM H ETAL					
GRANTEE: HEMMING GUST A & MO					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FGR=[YR=1993] W29 BAS=[YR=1993] W8 UOP=[YR=2022] N12W17 FSP=[YR=1993] W46 S12 E46 N12\$ S12 E17\$ W63 S37 E42 FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S4 E23 N37\$ S37 BAS=[YR=2014] E8 N10 W8 S10\$ E29 N37\$.											

SPOTSWOOD DANIELLE A &/BALCOM ROBERT F
45116 BISMARCK RD
CALLAHAN, FL 32011

28-2N-25-3060-0015-0000

[illegible]