

PT OF LOTS 17 & 20
IN OR 931/1923
EAST CALLAHAN SUB PBK 1/2 &

HALL ROGER K & CYNTHIA
45086 BISMARCK ROAD
CALLAHAN, FL 32011

2023

28-2N-25-3060-0017-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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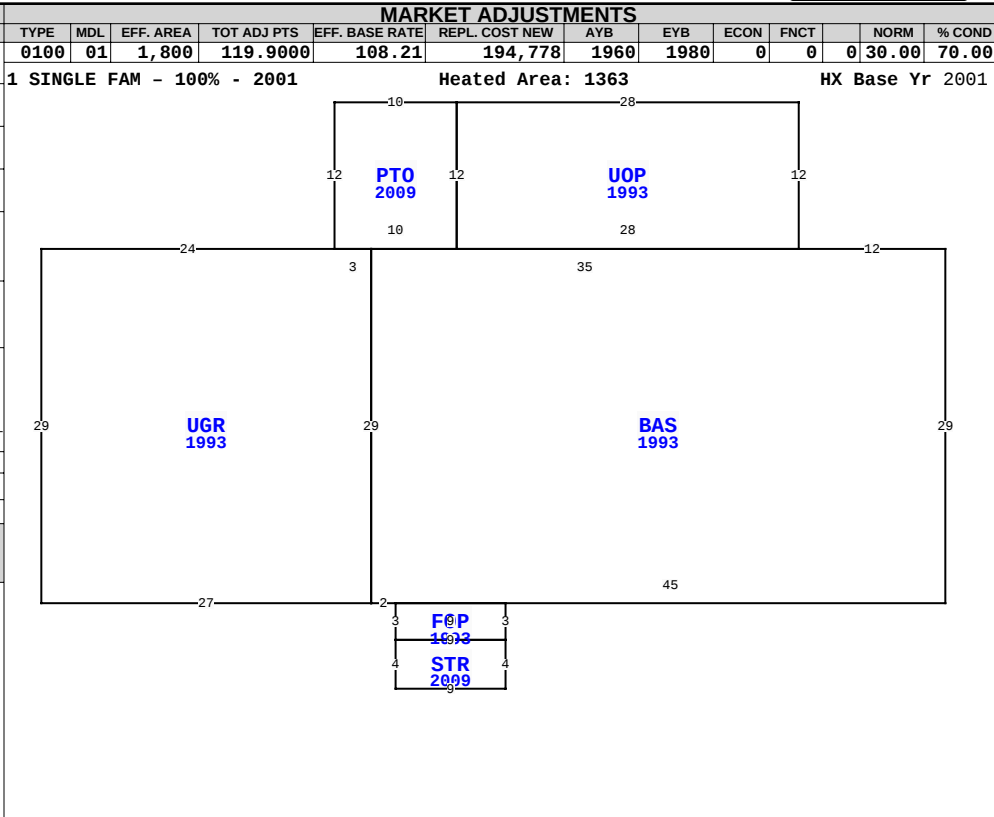
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,363	100	1,363	103,243
FOP	27	30	8	606
PTO	120	5	6	454
STR	36	10	4	303
UGR	783	45	352	26,663
UOP	336	20	67	5,075

TOTALS	2,665		1,800	136,345
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0811	CONCRETE B	0 100	21 27
2	0810	CONCRETE A	0 100	0 0
3	0504	FP-ELECTRI	0 100	0 0
7	0300	BOAT DCK W	0 100	12 10
9	0940	SHEDS/PORT	0 100	10 24
10	0350	CARPORT WD	0 100	19 24

L N	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	0811	CONCRETE B	0 100	21 27	567.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,607	
2	0810	CONCRETE A	0 100	0 0	89.00	SF	6.50	6.50	100	1987	1987	3	54.5	315	
3	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200	
7	0300	BOAT DCK W	0 100	12 10	120.00	SF	40.00	40.00	100	1985	1985	3	20	960	
9	0940	SHEDS/PORT	0 100	10 24	240.00	SF	30.00	30.00	100	1985	1985	3	20	1,440	
10	0350	CARPORT WD	0 100	19 24	456.00	SF	13.00	13.00	100	1985	1985	3	20	1,186	

LAND DESCRIPTION			TOTAL OB/XF 6,708														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.08	AC		1.00	1.00	1.00	18,000.00	18,000.00	55,440



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

45086 BISMARCK RD, CALLAHAN

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		136,345	
TOTAL MARKET OB/XF VALUE		6,708	
TOTAL LAND VALUE - MARKET		55,440	
TOTAL MARKET VALUE		198,493	
SOH/AGL Deduction		80,457	
ASSESSED VALUE		118,036	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		68,036	
TOTAL JUST VALUE		198,493	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		173,027	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP	N/A	17,900	06/12/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0931/1923	5/11/2000	WD	Q	I	
GRANTOR: ANDREWS DAVID H & TON					SALE PRICE
GRANTEE: HALL ROGER & CYNTHI					
0798/0475	7/01/1997	WD	Q	I	
GRANTOR: RICHARDSON CHRISTOPHE					98,000
GRANTEE: ANDREWS DAVID H & T					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W12 UOP=[YR=1993] N12 W28 PTO=[YR=2009] W10 S12	
UGR=[YR=1993] W24 S29 E27 N29 W3\$ E10 N12\$ S12 E28\$ W35 S29	
E2 FOP=[YR=1993] S3 STR=[YR=2009] S4 E9 N4 W9\$ E9 N3 W9\$ E45	
N29\$.	