PT OF LOT 19
EAST CALLAHAN SUB PB 1/35

TIMBERLINE INC
1200 RIVERPLACE BLVD STE #200
JACKSONVILLE, FL 32202

2023

28-2N-25-3060-0019-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

45055 BISMARK RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	23,625
TOTAL MARKET VALUE	35,625
SOH/AGL Deduction	1,388
ASSESSED VALUE	34,237
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,237
TOTAL JUST VALUE	35,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008469	NEW CONSTR	164,739	06/01/2022
B1531308	REPAIR/RRF	0	10/21/2015
B1428273	DEMOLITION	1,500	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2471/0193	6/15/2021	WD	U	V	11	100
GRANTOR: CARPENTER SARA						
GRANTEE: TIMBERLINE INC						
2466/1018	5/14/2021	WD	Q	V	01	37,500
GRANTOR: BRADDOCK DALE P & CAR						
GRANTEE: CARPENTER SARA						

BUILDING NOTES

BUILDING DIMENSIONS

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
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000001	C	V RS W/XFOB	0	0006	OR	0.00	0.00	0.30	AC		1.00	1.00	2.25	35,000.00	78,750.00	23,625							

REVIEW DATE 05/20/2021 BY KBA Total Acres: 0.30 Total Land Value: 23,625 Market: 0 Agricultural: 0 Common: 23,625 PRINTED 08/02/2023 BY SYS