LOT 21 & PT OF LOT 16
IN OR 1444/1479
(EX R/W IN OR 637/559)

BISHOP DAVID W & GLENDA C
45102 BISMARK ROAD
CALLAHAN, FL 32011

2023

28-2N-25-3060-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

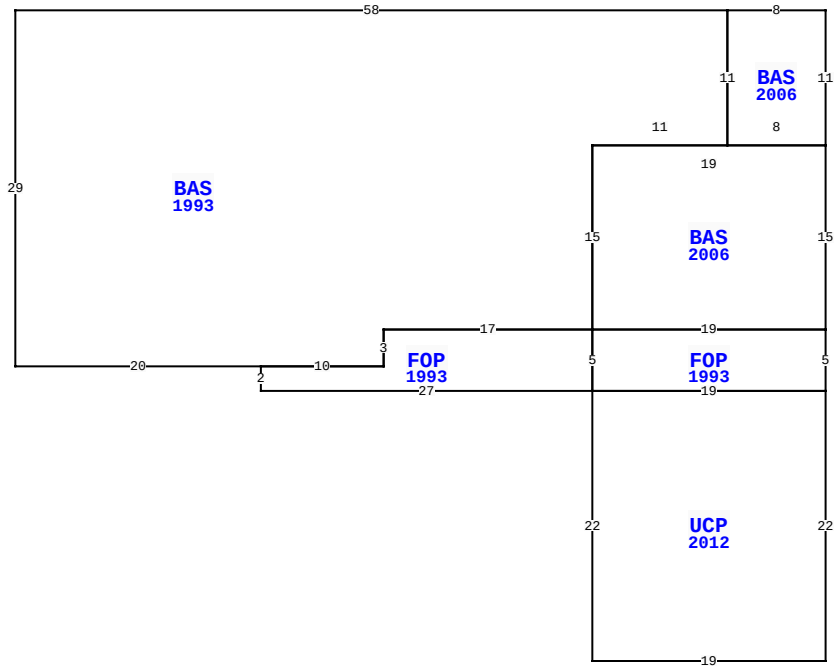
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,433	100	1,433	99,093
BAS	88	100	88	6,086
BAS	285	100	285	19,708
FOP	95	30	28	1,936
FOP	105	30	32	2,213
UCP	418	20	84	5,808
TOTALS	2,424		1,950	134,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,950	99.7640	90.04	175,578	1962	1972	0	0	0	23.20	76.80

1 SINGLE FAM – 100% - 2006 Heated Area: 1806 HX Base Yr 2006



45102 BISMARK RD, CALLAHAN

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

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	0811	CONCRETE B	0	100	30	18	540.00	SF	5.20	5.20	100	1962	1962	3	20	562	
2	0200	BARN WD 0-	0	100	42	24	1,008.00	SF	15.00	15.00	100	1996	1996	3	25	3,780	
3	0681	POLE SHED	0	100	42	12	504.00	SF	15.00	15.00	100	1996	1996	3	25	1,890	
4	0681	POLE SHED	0	100	42	12	504.00	SF	15.00	15.00	100	1996	1996	3	25	1,890	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000	
6	0351	CARPORT MT	0	100	31	15	465.00	SF	7.10	7.10	100	2006	2006	3	31	1,023	
7	0754	FOP	0	100	19	15	285.00	SF	15.00	15.00	100	2006	2006	3	31	1,325	
8	0751	UOP	0	100	50	10	500.00	SF	10.00	10.00	100	2007	2007	3	52	2,600	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		134,844
TOTAL MARKET OB/XF VALUE		19,070
TOTAL LAND VALUE - MARKET		69,120
TOTAL MARKET VALUE		223,034
SOH/AGL Deduction		80,486
ASSESSED VALUE		142,548
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,548
TOTAL JUST VALUE		223,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16925	ELEC OTHER	0	03/01/2006
MH4755	MH MOVE-ON	0	03/01/2006
M11202	MECH OTHER	0	03/01/2006
P10865	OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1444/1479	9/15/2006	QC	U	I	01	100
GRANTOR: BISHOP GLEN JR & MARG						
GRANTEE: BISHOP DAVID W & GL						
1382/0371	1/17/2006	QC	U	I	18	100
GRANTOR: BISHOP DAVID W & GLEN						
GRANTEE: BISHOP GLEN RAY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-8,0] W58 S29 E20 E10 N3 E17 N15 E11 N11 $
UCP=[YR=2012;ORIG=-19,31] S22 E19 N22 W19 $
BAS=[YR=2006;ORIG=0,26] N15 W19 S15 E19 $
FOP=[YR=1993;ORIG=-46,29] S2 E27 N5 W17 S3 W10 $
FOP=[YR=1993;ORIG=-19,31] E19 N5 W19 S5 $
BAS=[YR=2006;ORIG=0,0] W8 S11 E8 N11 $
.

LAND DESCRIPTION

TOTAL OB/XF 19,070

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.84	AC		1.00	1.00	1.00	18,000.00	18,000.00	69,120							

REVIEW DATE 05/18/2018 BY KBX Total Acres: 3.84 Total Land Value: 69,120 Market: 0 Agricultural: 0 Common: 69,120 PRINTED 08/02/2023 BY SYS