

PT OF LOT 28 R378214 & R378215
IN OR 719 PG 1121
EAST CALLAHAN PB 1/35

RUSSELL DOUGLAS W & PAMELA J
PO BOX 1564
CALLAHAN, FL 32011-1564

2023

28-2N-25-3060-0028-0020



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 80		
Interior Floo	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
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	2,004	100	2,004	174,875
FEP	328	80	262	22,863
FGR	580	55	319	27,837
FOP	168	30	50	4,364
TOTALS	3,080		2,635	229,937

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,635	107.1360	96.69	254,778	2009	2009	0	0	0	9.75	90.25
1 SINGLE FAM - 100% - 1995 Heated Area: 2004 HX Base Yr 1995												
45179 BISMARCK RD, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY					PAGE 1 of 3		6	
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 6					Tax Dist:			
BUILDING MARKET VALUE					301,584			
TOTAL MARKET OB/XF VALUE					59,406			
TOTAL LAND VALUE - MARKET					63,000			
TOTAL MARKET VALUE					423,990			
SOH/AGL Deduction					148,796			
ASSESSED VALUE					275,194			
TOTAL EXEMPTION VALUE					HX HB DD 60,000			
BASE TAXABLE VALUE					215,194			
TOTAL JUST VALUE					423,990			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					367,222			

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