PT OF LOT 28
IN OR 988/1524
ESMT OR 1022/1491

BROWN WILLIAM R & DELORES O
45181 BISMARK RD
CALLAHAN, FL 32011

2023

28-2N-25-3060-0028-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

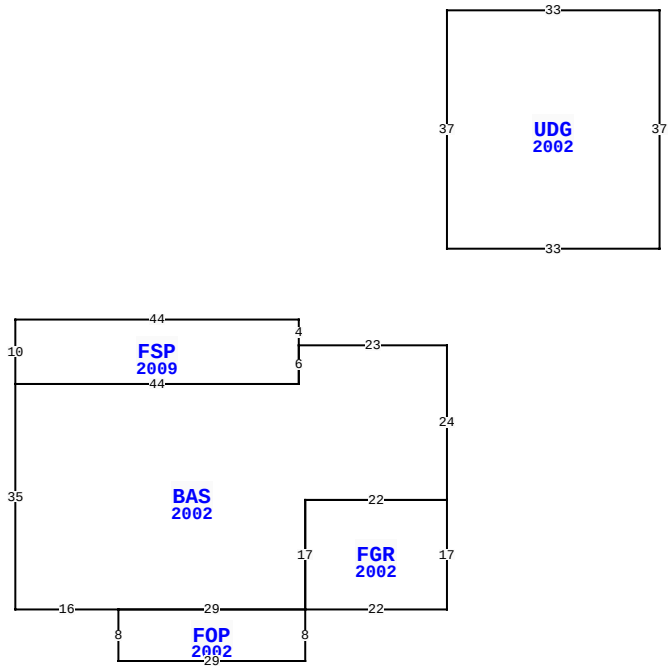
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,109	100	2,109	197,342
FGR	374	55	206	19,276
FOP	232	30	70	6,550
FSP	440	40	176	16,469
UDG	1,221	55	672	62,880
TOTALS	4,376		3,233	302,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,233	89.3412	106.09	342,989	2002	2005	0	0	0	11.80	88.20

1 SNGL FAM – 100% - 2003 Heated Area: 2109 HX Base Yr 2003



45181 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		302,516
TOTAL MARKET OB/XF VALUE		4,329
TOTAL LAND VALUE - MARKET		75,960
TOTAL MARKET VALUE		382,805
SOH/AGL Deduction		191,314
ASSESSED VALUE		191,491
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,491
TOTAL JUST VALUE		382,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210441	REPAIR/RRF	38,687	11/01/2022
3718	REPAIR/RRF	10,000	12/01/2001
3758	REPAIR/RRF	5,500	12/01/2001
5548	H/AC	0	12/01/2001
8854	NEW CONSTR	0	12/01/2001
9040	NEW CONSTR	151,490	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0988/1524	5/29/2001	WD	Q	V		50,000
GRANTOR: REYES JOHNNY C & ARLE						
GRANTEE: BROWN WILLIAM R & D						
0836/1683	6/09/1998	WD	Q	V		48,000
GRANTOR: CONNER ROBERT H						
GRANTEE: REYES JOHNNY C & AR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 FSP=[YR=2009] N4 W44 S10 E44 N6$ S6 W44 S35 E16 FOP=[YR=2002] S8 E29 N8 FGR=[YR=2002] E22 N17 W22 S17$W29$ E29 N17 E22 N24$ PTR=N15 UDG=[YR=2002] N37 E33 S37 W33$ S15$.

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	0810	CONCRETE A	0	100	0	0	701.00	SF	6.50	6.50	100	2014	2014	3	95	4,329	

LAND DESCRIPTION

TOTAL OB/XF 4,329

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	4.22	AC		1.00	1.00	1.00	18,000.00	18,000.00	75,960							

REVIEW DATE 11/27/2019 BY KBA Total Acres: 4.22 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 08/02/2023 BY SYS