ALL LOTS 31 & 32
IN OR 107/215 & OR 308/180
EX R/W OR 231/219 & OR 634/451

MILLER ELIZABETH
45113 BISMARK ROAD
CALLAHAN, FL 32011

2023

28-2N-25-3060-0031-0000

BUILDING CHARACTERISTICS

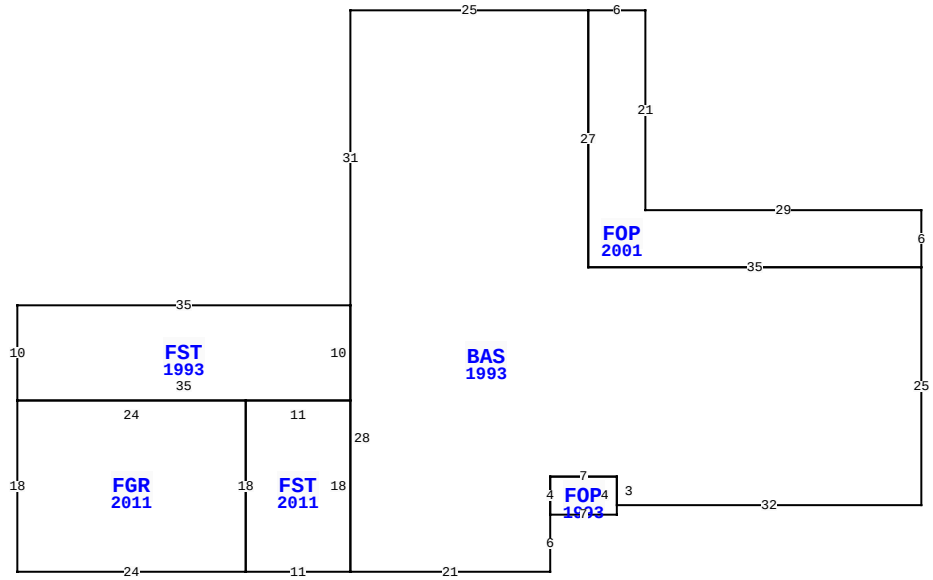
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,301	100	2,301	237,691
FGR	432	55	238	24,585
FOP	28	30	8	827
FOP	336	30	101	10,433
FST	350	55	192	19,833
FST	198	55	109	11,259
TOTALS	3,645		2,949	304,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,949	112.6026	133.72	394,340	1963	1995	0	0	0	22.75	77.25

1 SNGL FAM – 100% - 0 Heated Area: 2301 HX Base Yr



45113 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		363,703
TOTAL MARKET OB/XF VALUE		45,996
TOTAL LAND VALUE - MARKET		127,800
TOTAL MARKET VALUE		447,889
SOH/AGL Deduction		218,291
ASSESSED VALUE		229,598
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		174,598
TOTAL JUST VALUE		537,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2300673	REPAIR/RRF	21,900	01/17/2023
B24409	GARAGE	12,178	03/01/2011
B018774	GARAGE	28,925	09/01/2001
R95	REPAIR/RRF	8,680	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0308/0180	1/01/1980	WD	U	V		21,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W29 N21 W6 BAS=[YR=1993] W25 S31FST=[YR=1993] W35 S10 FGR=[YR=2011] S18 E24 FST=[YR=2011] E11 N18 W11 S18$ N18 W24$ E35 N10$ S28 E21 N6 FOP=[YR=1993] E7 N4 W7 S4$ N4 E7 S3 E32 N25 W35 N27$ S27 E35 N6$.

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	0861	POOL GUNIT	0	100	14	28	392.00	SF	85.00	85.00	100	1980	1980	3	20	6,664	
2	0911	SCRN RM A	0	100	44	36	1,182.00	SF	17.50	17.50	100	1980	1980	3	20	4,137	
5	0812	CONCRETE C	0	100	0	0	4,674.00	SF	4.00	4.00	100	1970	1970	3	22	4,113	
7	0510	GARAGE WD-	0	100	20	50	1,000.00	SF	35.00	35.00	100	1988	1988	3	20	7,000	
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1963	1963	3	26	910	
11	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	1990	1990	3	20	480	
12	0845	KOOL DECK	0	100	0	0	848.00	SF	7.25	7.25	100	1980	1980	3	35	2,152	
13	0812	CONCRETE C	0	100	0	0	5,942.00	SF	4.00	4.00	100	2001	2001	3	82	19,490	
14	0092	AUTO GATE	0	100	0	0	2.00	UT	2,625.00	2,625.00	100	1990	1990	3	20	1,050	

LAND DESCRIPTION

TOTAL OB/XF 45,996

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005500	A	TIMBER 2 SI	0	0006		0.00	0.00	5.80	AC		1.00	1.00	1.00	550.00	550.00	3,190							
3	009910	M	MKT.VAL.AG	0	0006		0.00	0.00	5.80	AC		1.00	1.00	1.00	16,000.00	16,000.00	92,800							

REVIEW DATE 06/05/2020 BY KBA Total Acres: 6.80 Total Land Value: 38,190 Market: 92,800 Agricultural: 3,190 Common: 35,000 PRINTED 08/02/2023 BY SYS

ALL LOTS 31 & 32
IN OR 107/215 & OR 308/180
EX R/W OR 231/219 & OR 634/451

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45113 BISMARK ROAD
CALLAHAN, FL 32011

2023

28-2N-25-3060-0031-0000

BUILDING CHARACTERISTICS

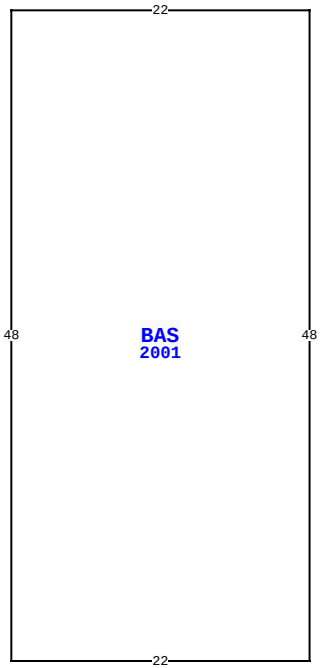
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	11,612
TOTALS	1,056		1,056	11,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,056	46.2000	16.17	17,076	2001	2001	0	0	0	32.00	68.00

2 GARAGE RES – 100% - 0 Heated Area: 1056 HX Base Yr



45113 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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ASSESSED VALUE		229,598
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		174,598
TOTAL JUST VALUE		537,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0308/0180	1/01/1980	WD	U	V		21,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W22 S48 E22 N48$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/05/2020 BY KBA Total Acres: 6.80 Total Land Value: 38,190 Market: 92,800 Agricultural: 3,190 Common: 35,000 PRINTED 08/02/2023 BY SYS

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CALLAHAN, FL 32011

2023

28-2N-25-3060-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

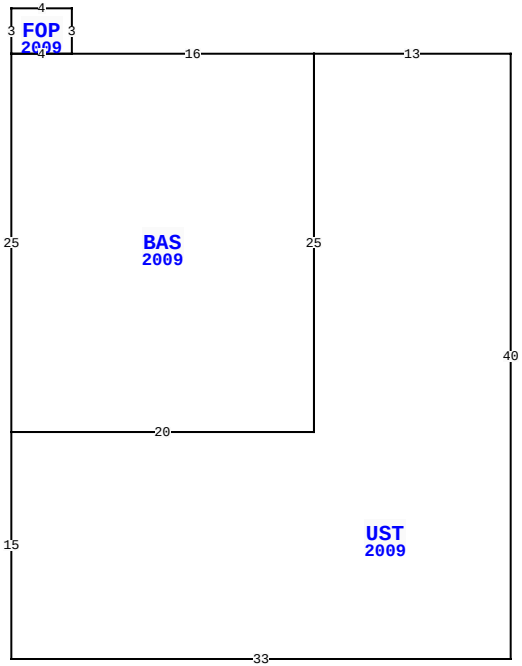
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	500	27,184
FOP	12	30	4	218
UST	820	45	369	20,061
TOTALS	1,332		873	47,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	873	128.3040	64.15	56,003	1985	1990	0	0	0	15.25	84.75

3 ACCESORY U - 100% - 0 Heated Area: 500 HX Base Yr



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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0308/0180	1/01/1980	WD	U	V		21,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2009] W13 BAS=[YR=2009] W16 FOP=[YR=2009] N3 W4 S3 E4$ W4 S25 E20 N25$ S25 W20 S15 E33 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/05/2020 BY KBA Total Acres: 6.80 Total Land Value: 38,190 Market: 92,800 Agricultural: 3,190 Common: 35,000 PRINTED 08/02/2023 BY SYS