W1/2 OF LOT 1
IN OR 2499/15
EX R/W IN OR 442/660

POWELL ROGER & LINDA
45013 BISMARK RD
CALLAHAN, FL 32011

2023

28-2N-25-3080-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

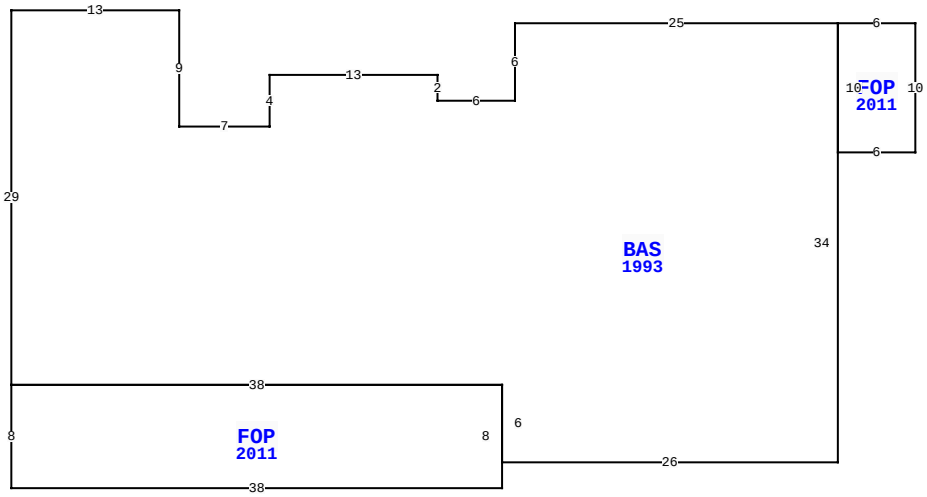
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,817	100	1,817	65,085
FOP	60	30	18	645
FOP	304	30	91	3,260
TOTALS	2,181		1,926	68,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,926	79.3800	71.64	137,979	1930	1960	0	0	0	50.00	50.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1817 HX Base Yr 2022



45013 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		68,990
TOTAL MARKET OB/XF VALUE		16,585
TOTAL LAND VALUE - MARKET		85,050
TOTAL MARKET VALUE		170,625
SOH/AGL Deduction		42,117
ASSESSED VALUE		128,508
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,508
TOTAL JUST VALUE		170,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614938	REPAIR/RRF	3,809	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/0015	9/13/2021	WD	Q	I	02	204,000
GRANTOR: DAVIS ALVIN R & SHERR						
GRANTEE: POWELL ROGER & LIND						
1987/0313	6/23/2015	QC	U	I	11	100
GRANTOR: DAVIS ROY S						
GRANTEE: HODGES SHERRY A & A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W6 BAS=[YR=1993] W25 S6 W6 N2 W13 S4 W7 N9 W13 S29 FOP=[YR=2011] S8 E38 N8 W38$ E38 S6 E26 N34$ S10 E6 N10$.

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	963.00	SF	6.50	6.50	100	1990	1990	3	62	3,881	
2	0681	POLE SHED	0	100	11	18	198.00	SF	15.00	15.00	100	1987	1987	3	20	594	
3	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1987	1987	3	20	600	
4	0511	GARAGE CB-	0	100	24	22	528.00	SF	40.00	40.00	100	1987	1987	3	54.5	11,510	

LAND DESCRIPTION

TOTAL OB/XF 16,585

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	0005	OR	0.00	0.00	2.43	AC		1.00	1.00	1.00	35,000.00	35,000.00	85,050							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.43 Total Land Value: 85,050 Market: 0 Agricultural: 0 Common: 85,050 PRINTED 08/02/2023 BY SYS