

E100 FT OF E1/2 OF LOT 1
IN OR 1692/405
R378436 & R378437

MILLER MURIALDEAN
45043 BISMARCK ROAD
CALLAHAN, FL 32011

2023

28-2N-25-3080-0001-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																															
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																																																																																																		
Exterior Wall	05	AVERAGE 100		0820	02	1,373	123.6000	80.34	110,307	1978	1985	0	0	0	70.00	30.00	VALUATION BY																																																																																																																		
Roof Structur	03	GABLE/HIP 100		1 M/H 93- - 100% - 1996										Heated Area: 1292										HX Base Yr 1996																																																																																																											
Roof Cover	12	MODULAR MT 100																																																																																																																																	
Interior Wall	04	PLYWOOD 100																																																																																																																																	
Interior Floo	14	CARPET 90																																																																																																																																	
Interior Floo	08	SHT VINYL 10																																																																																																																																	
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																																																																																																																																	
Quality		03	Quality Level 03												STANDARD																																																																																																																				
DOR CODE		0200	MOBILE HOME												Tax Group: 6																																																																																																																				
MAP NUM			MKT AREA		08										Tax Dist:																																																																																																																				
NEIGHBORHOOD/LOC		8026.00												BUILDING MARKET VALUE																																																																																																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE												TOTAL MARKET OB/XF VALUE																																																																																																															
BAS		1,292		100		1,292		31,140												TOTAL LAND VALUE - MARKET																																																																																																															
PTO		108		5		5		121												TOTAL MARKET VALUE																																																																																																															
UOP		306		25		76		1,832												SOH/AGL Deduction																																																																																																															
TOTALS		1,706				1,373		33,092												ASSESSED VALUE																																																																																																															
EXTRA FEATURES		45043 BISMARCK RD, CALLAHAN												TOTAL EXEMPTION VALUE																																																																																																																					
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																																																																																																					
1 0940		SHEDS/PORT		0 100		12 16		192.00		SF		20.10		20.10		100		1981		1981		3		20		772																																																																																																									
3 0751		UOP		0 100		8 16		128.00		SF		10.00		10.00		100		1991		1991		3		20		256																																																																																																									
5 0350		CARPORT WD		0 100		20 25		500.00		SF		13.00		13.00		100		1990		1990		3		20		1,300																																																																																																									
TOTALS		1,706				1,373		33,092												TOTAL JUST VALUE																																																																																																															
BLD DATE												LGL DATE																																																																																																																							
XF DATE												LAND DATE																																																																																																																							
INC DATE												AG DATE																																																																																																																							
SALES DATA												OFF RECORD Number										DATE										TYPE INST										Q U										V I										RSN CD										SALE PRICE																																																											
1692/0405												12/11/2009										WD										U										I										11										100																																																																					
GRANTOR: HEALY MURGUAREE G												GRANTEE: MILLER MURIALDEAN										0724/1023										2/27/1995										AD										Q										I										45,000																																																											
GRANTOR: HEALEY MARGUAREE G												GRANTEE: MILLER MURIALDEAN										BUILDING NOTES										BAS=[YR=1993;ORIG=-34.11,-30] W23 D7L0.1 D34.1L0 D11.11R0																																																																																																			
BUILDING DIMENSIONS												D3R0.1 E23 N56 \$										UOP=[YR=1993;ORIG=-67,-23] S34 E9 N34 W9 \$										PTO=[YR=1993;ORIG=-67,23] E9 N12 W9 S12 \$																																																																																																			
LAND DESCRIPTION												TOTAL OB/XF										2,328										REVIEW DATE										01/06/2023										BY										KWA										Total Acres: 0.49										Total Land Value: 17,150										Market: 0										Agricultural: 0										Common: 17,150										PRINTED 08/02/2023 BY SYS									
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																																																																																			
1 000102		C		SFR/MH		100				OR		0.00		0.00		0.49		AC						1.00		1.00		1.00		35,000.00		35,000.00		17,150																																																																																																	