PT OF LOTS 2 & 3 (S-3 & S-4)
IN OR 1978/736
EX S-7

WALKER BOBBIE JO
45884 BISMARK RD
CALLAHAN, FL 32011

2023

28-2N-25-3080-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

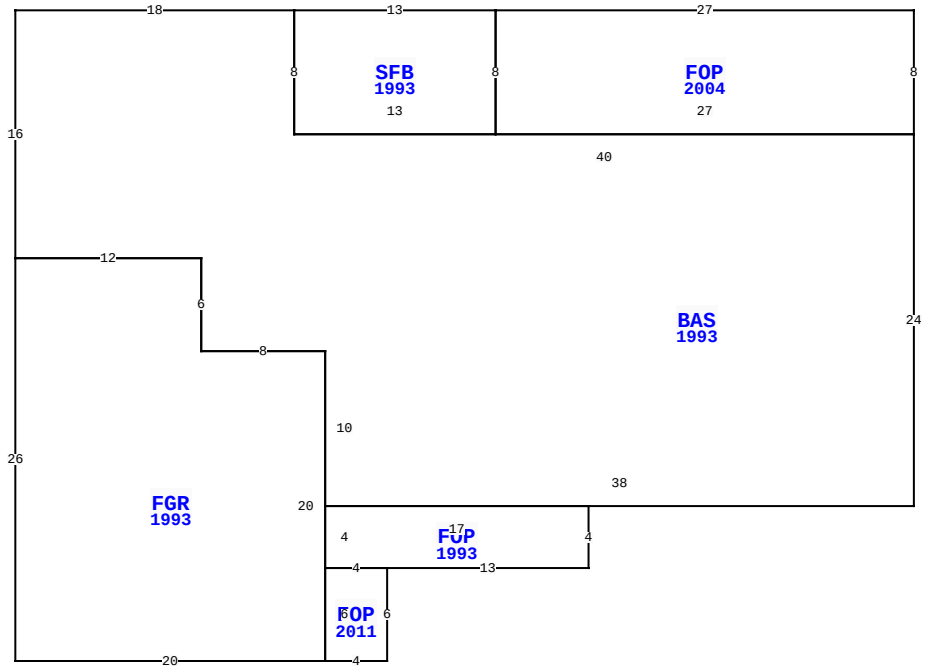
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	1,264	97,679
FGR	472	55	260	20,092
FOP	68	30	20	1,546
FOP	216	30	65	5,023
FOP	24	30	7	541
SFB	104	80	83	6,414
TOTALS	2,148		1,699	131,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,699	116.5000	105.14	178,633	1975	1977	0	0	0	26.50	73.50

1 SINGLE FAM – 0% - 0 Heated Area: 1347 HX Base Yr



45078 HODGES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	131,295
TOTAL MARKET OB/XF VALUE	4,826
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	171,121
SOH/AGL Deduction	23,519
ASSESSED VALUE	147,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,602
TOTAL JUST VALUE	171,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1978/0736	5/06/2015	QC	U	I	11	100
GRANTOR: BRIDGES BOBBY						
GRANTEE: WALKER BOBBIE JO						
1910/0609	3/28/2014	SW	U	I	12	75,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BRIDGES BOBBY & BOB						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W27 SFB=[YR=1993] W13 BAS=[YR=1993] W18 S16 FGR=[YR=1993] S26 E20 FOP=[YR=2011] E4 N6 FOP=[YR=1993] E13 N4 W17 S4 E4 $ W4 S6$ N20 W8 N6 W12 $ E12 S6 E8 S10 E38 N24 W40 N8 $ S8 E13 N8$ S8 E27 N8 $.

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
2	0811	CONCRETE B	0	0	0	0	744.00	SF	5.20	5.20	100	1980	1980	3	35	1,354	
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	1995	1995	3	20	960	
4	0350	CARPORT WD	0	0	12	10	120.00	SF	13.00	13.00	100	2006	2006	3	31	484	
5	0940	SHEDS/PORT	0	0	12	10	120.00	SF	21.30	21.30	100	2006	2006	3	31	792	
6	0801	ASPHALT A	0	0	0	0	644.00	SF	3.00	3.00	100	2008	2008	3	64	1,236	

LAND DESCRIPTION

TOTAL OB/XF 4,826

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	000100	C	SFR	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/17/2017 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS