

IN OR 1984/1141
PARCEL 2-4 SEC 46 &
PARCEL 1-9 SEC 25

WALKER BOBBIE JO
45884 BISMARCK RD
CALLAHAN, FL 32011

2023

46-2N-25-0000-0002-0040



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		15		CONC BLOCK 100		8801	04	5,259	105.7536	44.42	233,605	1987	2018	0	0	0	7.00	93.00	VALUATION BY		STANDARD														
Roof Structur		03		GABLE/HIP 100		2 STABLES EX - 0% - 2009										Heated Area: 5200										HX Base Yr 2009									
Roof Cover		12		MODULAR MT 100												BUILDING MARKET VALUE										973,242									
Interior Wall		08		DECORATIVE 60												TOTAL MARKET OB/XF VALUE										201,830									
Interior Wall		06		CUST PANEL 40												TOTAL LAND VALUE - MARKET										153,200									
Interior Floo		03		CONC FINSH 100												TOTAL MARKET VALUE										1,283,473									
Ceiling		02		F.NOT SUS 100												SOH/AGL Deduction										430,270									
Air Condition		03		CENTRAL 100												ASSESSED VALUE										853,203									
Heating Type		04		AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Fixtures		07		7 100												BASE TAXABLE VALUE										803,203									
Frame		02		WOOD FRAME 100												TOTAL JUST VALUE										1,328,272									
Story Height				0 100												NCON VALUE										80,893									
RMS				4 100												INCOME VALUE																			
Stories		0		0 100												PREVIOUS YEAR MKT VALUE										935,941									
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		1,400		100		1,400		57,835																											
BAS		1,120		100		1,120		46,268																											
BAS		1,120		100		1,120		46,268																											
BAS		1,560		100		1,560		64,444																											
UOP		294		20		59		2,438																											
TOTALS		5,494				5,259		217,253																											
EXTRA FEATURES										45884 BISMARCK RD, CALLAHAN																									
										BLD DATE 12/10/2008										DJ															
										XF DATE										LGL DATE															
										INC DATE										LAND DATE															
																				AG DATE															
																				10/09/2019															
																				MF															
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											
4		0812		CONCRETE C		0	100	0	0	10,156.00		SF	3.00		3.00		100	1987	1987	3	54.5	16,605													
5		0504		FP-ELECTRI		0	100	0	0	1.00		UT	2,000.00		2,000.00		100	2008	2008	3	93	1,860													
6		0500		FP-PRE FAB		0	100	0	0	1.00		UT	3,500.00		3,500.00		100	2008	2008	3	93	3,255													
7		0855		CONC PAVER		0	100	0	0	3,128.00		SF	10.00		10.00		100	2010	2010	3	92	28,778													
8		0504		FP-ELECTRI		0	100	0	0	1.00		UT	2,000.00		2,000.00		100	2014	2014	3	97	1,940													
9		0855		CONC PAVER		0	100	0	0	1,029.00		SF	10.00		10.00		100	2014	2014	3	95	9,776													
10		1124		CB/STC 4"		0	100	0	0	112.00		SF	6.50		6.50		100	2014	2014	3	95	692													
11		0940		SHEDS/PORT		0	100	0	0	144.00		SF	30.00		30.00		100	2014	2014	3	70	3,024													
12		0462		ST/AL FNC		0	100	0	0	648.00		SF	10.00		10.00		100	2016	2016	3	84	5,443													
13		0861		POOL GUNIT		0	100	0	0	589.00		SF	85.00		85.00		100	2016	2016	3	84	42,055													
LAND DESCRIPTION										TOTAL OB/XF										113,428															
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS		UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	2.00		AC		1.00	1.00	1.00	35,000.00		35,000.00		70,000											
2		005030		A		AG TOURISM		0		OR	0.00	0.00	1.00		AC		1.00	1.00	1.00	35,000.00		35,000.00		35,000											
3		005010		A		SVCE ACRGE		0			0.00	0.00	3.00		AC		1.00	1.00	1.00	500.00		500.00		1,500											
4		006005		A		PAST/GRAZE		0			0.00	0.00	4.32		AC		1.00	1.00	1.00	440.00		440.00		1,901											
5		009910		M		MKT.VAL.AG		0			0.00	0.00	8.32		AC		1.00	1.00	1.00	10,000.00		10,000.00		83,200											
REVIEW DATE		03/16/2022		BY HS		Total Acres: 10.32		Total Land Value: 108,401		Market: 83,200		Agricultural: 38,401		Common: 70,000		PRINTED 08/02/2023 BY SYS																			

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BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	5000 IMPROVED AG

MAP NUM	MKT AREA	08
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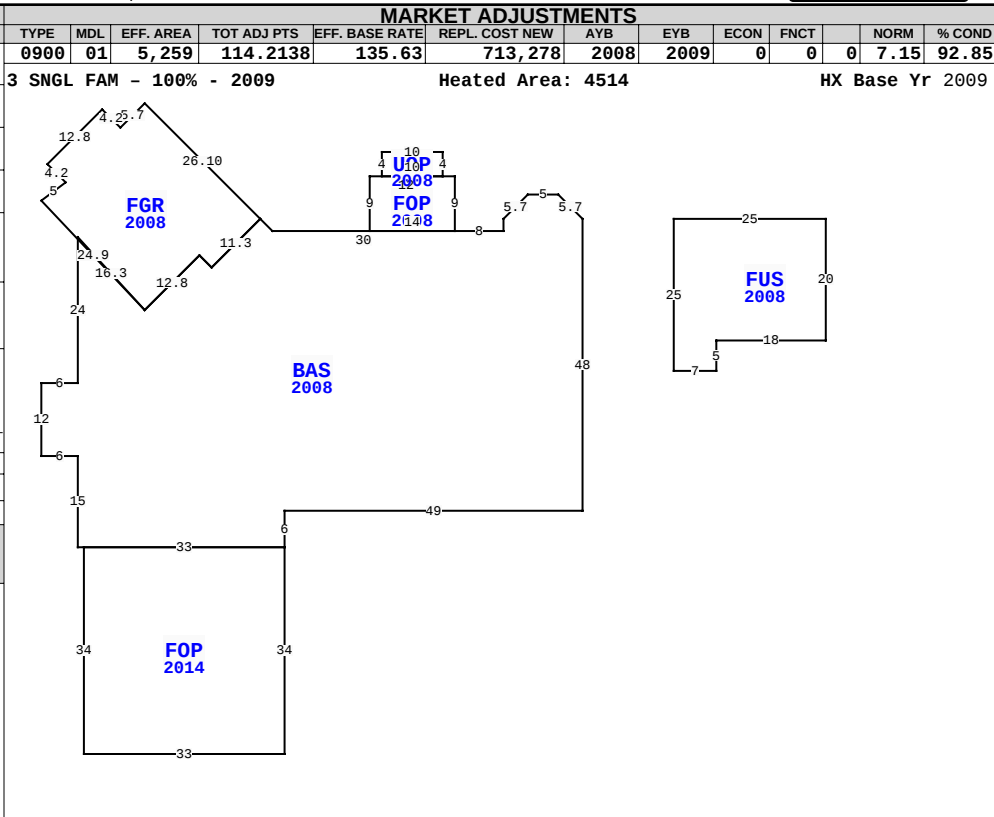
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,979	100	3,979	501,085
FGR	658	55	362	45,587
FOP	126	30	38	4,785
FOP	1,122	30	337	42,439
FUS	535	100	535	67,374
UOP	40	20	8	1,007

TOTALS	6,460	5,259	662,279
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
14	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	
15	0855	CONC PAVER	0 100	0	0	1,282.00	SF	10.00	
16	0855	CONC PAVER	0 100	0	0	1,120.00	SF	10.00	
17	0855	CONC PAVER	0 100	0	0	4,598.00	SF	10.00	
18	0855	CONC PAVER	0 100	0	0	1,008.00	SF	10.00	
19	0812	CONCRETE C	0 100	0	0	2,321.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS



BLD DATE	12/10/2008	DJ	LGL DATE	
XF DATE			LAND DATE	10/09/2019
INC DATE			AG DATE	MF

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,000.00	100	2016	2016	3	78	780	
10.00	100	2016	2016	3	97	12,435	
10.00	100	2016	2016	3	97	10,864	
10.00	100	2018	2018	3	98	45,060	
10.00	100	2019	2019	3	99	9,979	
4.00	100	2022	2022	3	100	9,284	

TOTAL OB/XF									
88,402									

NASSAU COUNTY PROPERTY		PAGE 2 of 4	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		973,242	
TOTAL MARKET OB/XF VALUE		201,830	
TOTAL LAND VALUE - MARKET		153,200	
TOTAL MARKET VALUE		1,283,473	
SOH/AGL Deduction		430,270	
ASSESSED VALUE		853,203	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		803,203	
TOTAL JUST VALUE		1,328,272	
NCON VALUE		80,893	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		935,941	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12272	OTHER	0	03/01/2007
R10221	REPAIR/RRF	3,757	03/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1984/1141	6/06/2015	QC	U	I	11
GRANTOR: BRIDGES BOBBY					
GRANTEE: WALKER BOBBIE JO					
1328/0746	6/24/2005	QC	U	I	01
GRANTOR: WALKER DAVID B					
GRANTEE: WALKER BOBBIE JO &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] U4 L4 W5 D4 L4 S2 W8 FOP=[YR=2008] N9 W2 UOP=[YR=2008] N4 W10 S4 E10\$ W12 S9 E14\$ W30 U2 L2 FGR=[YR=2008] U19 L19 L4 D4 L3 U3 L9 D9 D3 R3 D3 L4 D18 R17 U9 R9 D2 R2 U8 R8 \$ D8 L8 U2 L2 D9 L9 U12 L11 S24 W6 S12 E6 S15 E1 FOP=[YR=2014] S34 E33 N34 W33 \$ E33 N6 E49 N48\$ PTR=E15 FUS=[YR=2008] E25 S20 W18 S5 W7 N25\$ W15\$.									

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