PT OF SEC 46-2N-25E BEING PT
OF LOTS 11 & 12
IN OR 2021/355

SMITH KENNETH LEE & MARY K
45980 BISMARK RD
CALLAHAN, FL 32011

**2023**

**46-2N-25-0000-0002-0220**

## BUILDING CHARACTERISTICS

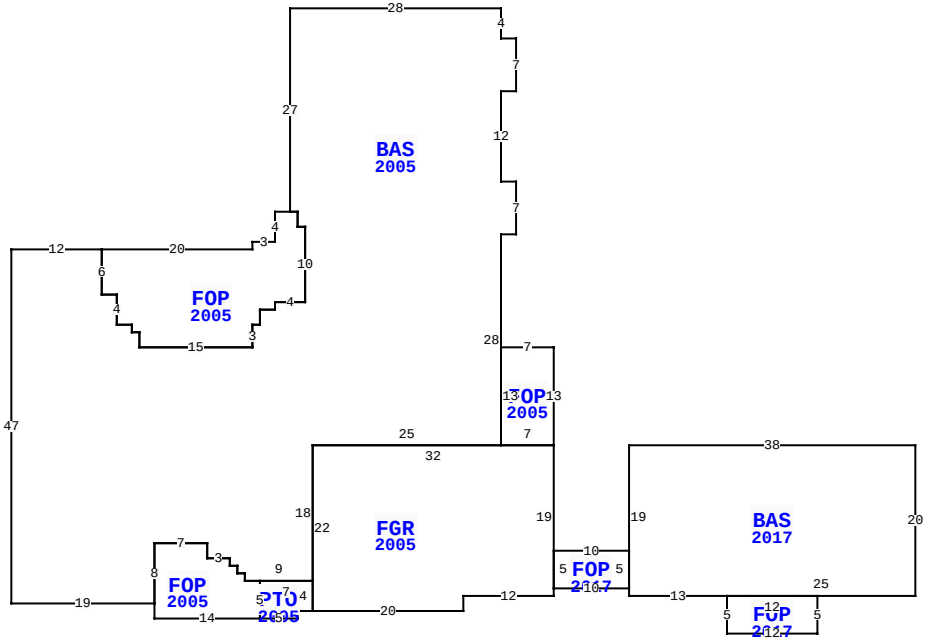
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| 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 | 3,044 | 100 | 3,044 | 389,775 |
| BAS | 760 | 100 | 760 | 97,315 |
| FGR | 680 | 55 | 374 | 47,889 |
| FOP | 91 | 30 | 27 | 3,457 |
| FOP | 117 | 30 | 35 | 4,482 |
| FOP | 313 | 30 | 94 | 12,037 |
| FOP | 50 | 30 | 15 | 1,920 |
| FOP | 60 | 30 | 18 | 2,305 |
| PTO | 33 | 5 | 2 | 256 |
| TOTALS | 5,148 | | 4,369 | 559,436 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 4,369 | 114.7080 | 136.22 | 595,145 | 2005 | 2010 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 3804 HX Base Yr




45980 BISMARK RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2016 MF |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 559,436 |
| TOTAL MARKET OB/XF VALUE | | 71,938 |
| TOTAL LAND VALUE - MARKET | | 78,480 |
| TOTAL MARKET VALUE | | 709,854 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 709,854 |
| TOTAL EXEMPTION VALUE | 13 | 709,854 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 709,854 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 545,457 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632932 | ADDITION | 86,605 | 08/01/2016 |
| B21569 | POOL ENCLOSURE | 5,500 | 06/01/2008 |
| B14435 | SWIM POOL | 34,940 | 01/01/2005 |
| B13966 | NEW CONSTR | 217,166 | 11/01/2004 |
| R6826 | REPAIR/RRF | 15,000 | 11/01/2004 |
| W326 | XFOB | 0 | 09/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2021/0355 | 12/23/2015 | WD | Q | I | 01 | 405,000 |
| GRANTOR: SWARTSWELDER MARK & J | | | | | | |
| GRANTEE: SMITH KENNETH LEE & | | | | | | |
| 1559/1795 | 4/07/2008 | WD | Q | I | | 398,000 |
| GRANTOR: STRONG BRUCE HARRIS | | | | | | |
| GRANTEE: SWARTSWELDER MARK & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W2 N4 W28 S27 FOP=[YR=2005] W2 S4 W3 S1 W20 S6 E2 S4 E2 S1 E1 S2 E15 N3 E1 N2 E2 N1 E4 N10 W1 N2 W1 $ E1 S2 E1 S10 W4 S1 W2 S2 W1 S3 W15 N2 W1 N1 W2 N4 W2 N6 W12 S47 E19 FOP=[YR=2005] S2 E14 PTO=[YR=2005] E5 N1 E2 FGR=[YR=2005] E20 N2 E12 N1 FOP=[YR=2017] E10 BAS=[YR=2017] S1 E13 FOP=[YR=2017] S5 E12 N5 W12$ E25 N20 W38 S19$ N5 W10 S5$ N19 FOP=[YR=2005] N13 W7 S13 E7 $ W32 S22 $ N4 W7 S5 $ N5 W2 N1 W1 N1 W1 N1 W3 N2 W7 S8 $ N8 E7 S2 E3 S1 E1 S1 E1 S1 E9 N18 E25 N28 E2 N7 W2 N12 E2 N7 $ .

## 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 | 0530 | STBL WD | 0 | 100 | 49 | 37 | 1,813.00 | SF | 30.00 | 30.00 | 100 | 1998 | 1998 | 3 | 27 | 14,685 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 49 | 12 | 588.00 | SF | 15.00 | 15.00 | 100 | 1998 | 1998 | 3 | 27 | 2,381 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 49 | 12 | 588.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 29 | 2,558 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 90 | 3,150 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 40 | 16 | 640.00 | SF | 85.00 | 85.00 | 100 | 2005 | 2005 | 3 | 44 | 23,936 | |
| 6 | 0877 | JACUZZI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2005 | 2005 | 3 | 27 | 540 | |
| 7 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2005 | 2005 | 3 | 27 | 540 | |
| 8 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 1,170.00 | SF | 7.25 | 7.25 | 100 | 2005 | 2005 | 3 | 87 | 7,380 | |
| 9 | 1126 | CB/STC 8" | 0 | 100 | 47 | 0 | 188.00 | SF | 8.00 | 8.00 | 100 | 2005 | 2005 | 3 | 87 | 1,308 | |
| 10 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 778.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 88 | 3,560 | |

TOTAL OB/XF 60,038

## LAND DESCRIPTION

| 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 | | OR | 0.00 | 0.00 | 4.36 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 78,480 | | | | | | | |

REVIEW DATE 10/12/2017 BY KB Total Acres: 4.36 Total Land Value: 78,480 Market: 0 Agricultural: 0 Common: 78,480 PRINTED 08/02/2023 BY SYS

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**2023**

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## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

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

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|---|---|---|---|---|
| TOTALS | | | | |

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| 1559/1795 | 4/07/2008 | WD | Q | I | | 398,000 |
| GRANTOR: STRONG BRUCE HARRIS | | | | | | |
| GRANTEE: SWARTSWELDER MARK & | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2016 MF |
| INC DATE | | AG DATE | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,700.00 | SF | 17.50 | 17.50 | 100 | 2008 | 2008 | 3 | 40 | 11,900 | |

### LAND DESCRIPTION

TOTAL OB/XF 11,900

| 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 10/12/2017 BY KB Total Acres: 4.36 Total Land Value: 78,480 Market: 0 Agricultural: 0 Common: 78,480 PRINTED 08/02/2023 BY SYS