

PT SEC 25-2N-25E
IN OR 687/1831 & OR 718/865
(EX OR 1546/67 & OR 2166/1882

ANDERSON ALBERT J & SANDRA T
45921 BISMARCK ROAD
CALLAHAN, FL 32011

2024

25-2N-25-0000-0001-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
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	2,091	100	2,091	221,566
FCP	800	25	200	21,192
FDG	925	60	555	58,809
FOP	324	30	97	10,278
TOTALS	4,140		2,943	311,845

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	475.00	SF	6.50	6.50	
2	0681	POLE SHED	0	100	28	36	1,008.00	SF	15.00	15.00	
3	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
5	0812	CONCRETE C	0	100	0	0	1,586.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	38.42	AC	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,943	101.5200	126.90	373,467	1996	2001	0	0	0 16.50	83.50
1 SNGL FAM - 100% - 1997											
Heated Area: 2091											
HX Base Yr 1997											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
14,928											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		311,845	
TOTAL MARKET OB/XF VALUE		14,928	
TOTAL LAND VALUE - MARKET		307,360	
TOTAL MARKET VALUE		634,133	
SOH/AGL Deduction		480,211	
ASSESSED VALUE		153,922	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		103,922	
TOTAL JUST VALUE		634,133	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		683,485	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217665	H/AC	0	10/01/2012
CMH4686	CO ISSUED	0	10/01/2005
P10161	OTHER	0	10/01/2005
E15850	NEW CONSTR	0	09/01/2005
MH4686	MH MOVE-ON	0	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0687/1831	9/07/1993	WD	Q	V	
GRANTOR: EKB INC					SALE PRICE
GRANTEE: ANDERSON ALBERT & S					78,800

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1996] W18 N10 W39 FCP=[YR=1996] N4 W32 S25 E26					
FOP=[YR=1996] S26 E30 N7 W24 N19 W6 \$ E6 N21 \$ S40 E24 S7					
E21 N20 E12 N17 \$ PTR=E15 FDG=[YR=1996] E25 S37 W25 N37 \$ W15					
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