PT GOVT LOT 1 OF SEC 26-2N-25E
IN OR 2068/622

THAGARD KELLY DEAN & SHAWN C
45734 BISMARK ROAD
CALLAHAN, FL 32011

2024

26-2N-25-0000-0001-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

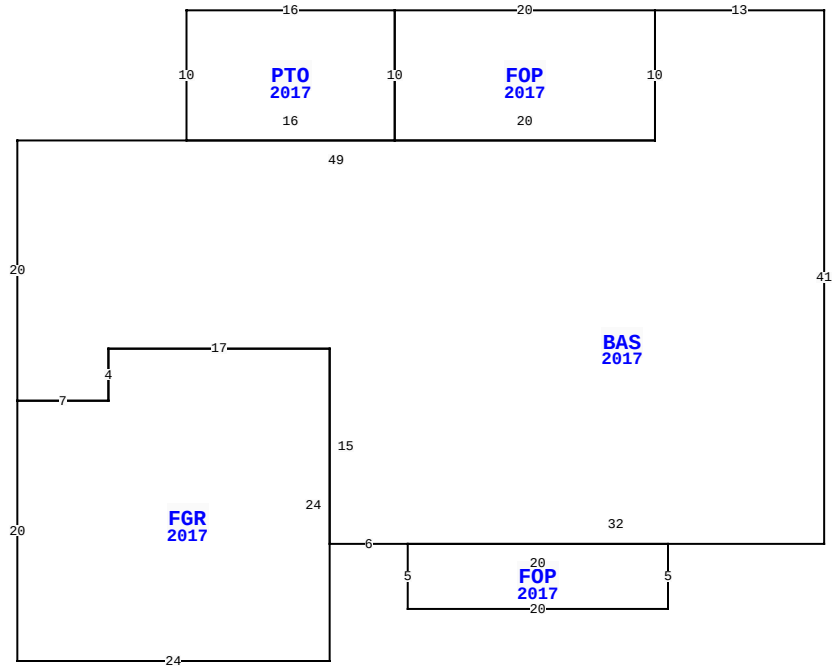
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,720	100	1,720	197,391
FGR	548	55	301	34,543
FOP	100	30	30	3,443
FOP	200	30	60	6,886
PTO	160	5	8	918
TOTALS	2,728		2,119	243,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,119	96.1380	120.17	254,640	2017	2017	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2018 Heated Area: 1720 HX Base Yr 2018



45734 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2017 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		243,181
TOTAL MARKET OB/XF VALUE		18,180
TOTAL LAND VALUE - MARKET		80,100
TOTAL MARKET VALUE		341,461
SOH/AGL Deduction		115,060
ASSESSED VALUE		226,401
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,401
TOTAL JUST VALUE		341,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002175	CO ISSUED	0	03/17/2017
B1633240	NEW CONSTR	220,958	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/0177	10/25/2016	MS	U	V	18	100
GRANTOR: NASSAU COUNTY						
GRANTEE: THAGARD KELLY DEAN						
2068/0622	8/26/2016	QC	U	V	11	100
GRANTOR: THAGARD KELLY						
GRANTEE: THAGARD KELLY DEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 FOP=[YR=2017] W20 PTO=[YR=2017] W16 S10 E16 N10$ S10 E20 N10$ S10 W49 S20 FGR=[YR=2017] S20 E24 N24 W17 S4 W7$ E7 N4 E17 S15 E6 FOP=[YR=2017] S5 E20 N5 W20$ E32 N41$.

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	0810	CONCRETE A	0	100	0	0	636.00	SF	6.50	6.50	100	2017	2017	3	97	4,010	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2017	2017	3	78	3,370	
3	0351	CARPORT MT	0	100	40	30	1,200.00	SF	10.00	10.00	100	2020	2020	3	90	10,800	

LAND DESCRIPTION

TOTAL OB/XF 18,180

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	4.45	AC		1.00	1.00	1.00	18,000.00	18,000.00	80,100							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 4.45 Total Land Value: 80,100 Market: 0 Agricultural: 0 Common: 80,100 PRINTED 08/06/2024 BY SYS