



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	13	LVT/LAMNT 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,697	100	1,697	152,914
BAS	216	100	216	19,464
FGR	588	55	323	29,105
FOP	24	30	7	631
TOTALS	2,525		2,243	202,113

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,602.00	SF	4.00	4.00	
2	1242	WD DECK A	0	100	6	16	96.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.39	AC	

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2000

Heated Area: 1913

HX Base Yr 2000

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

45256 BISMARCK RD, CALLAHAN

TOTAL OB/XF											
4,015											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		202,113	
TOTAL MARKET OB/XF VALUE		4,015	
TOTAL LAND VALUE - MARKET		48,650	
TOTAL MARKET VALUE		254,778	
SOH/AGL Deduction		128,817	
ASSESSED VALUE		125,961	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		75,961	
TOTAL JUST VALUE		254,778	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		246,048	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH00	MH MOVE-ON	0	05/01/2000
MH003048	MH MOVE-ON	0	04/01/2000
MH992815	MH MOVE-ON	0	08/01/1999
94349	MH MOVE-ON	400	01/01/1994
7444	REPAIR/RRF	900	08/07/1991
4925	NEW CONSTR	58,316	05/26/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2406/1026	9/03/2020	LE U	I	11	
GRANTOR: PETERSON SYLVIA					
GRANTEE: OWENS RUSS B JR ET					
1462/1953	12/04/2006	QC U	I	06	
GRANTOR: SCHUMAN ANN					
GRANTEE: PETERSON SYLVIA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W32 BAS=[YR=2002] N12 W18 S12 E18\$ W34 S33 E29											
FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S4 E2 S1 E5 N1 E3											
FGR=[YR=1993] S6 E21 N28 W21 S22\$ N22 E21 N11\$.											