PT OF GOVT LOTS 3 & 4
IN OR 2338/1358

BROWN AMANDA
45306 BISMARK RD
CALLAHAN, FL 32011

2024

27-2N-25-0000-0003-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

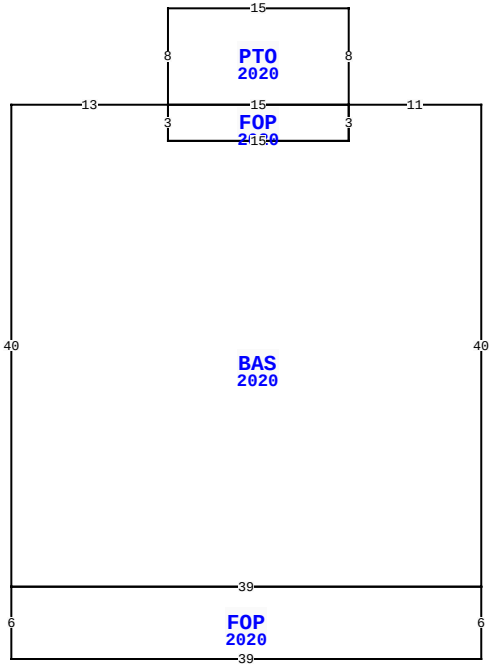
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,515	100	1,515	244,985
FOP	45	30	14	2,264
FOP	234	30	70	11,320
PTO	120	5	6	970
TOTALS	1,914		1,605	259,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,605	130.6722	163.34	262,161	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 1515 HX Base Yr 2021



45306 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		259,539
TOTAL MARKET OB/XF VALUE		5,112
TOTAL LAND VALUE - MARKET		50,750
TOTAL MARKET VALUE		315,401
SOH/AGL Deduction		89,305
ASSESSED VALUE		226,096
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		171,096
TOTAL JUST VALUE		315,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001107	CO ISSUED	0	02/06/2020
19004640	NEW CONSTR	192,039	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2338/1358	2/10/2020	WD	Q	I	01	243,000
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: BROWN NICHOLAS & AM						
2248/1774	12/20/2018	WD	Q	V	01	45,000
GRANTOR: BENNETT'S PROPERTY SE						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W11 PTO=[YR=2020] N8 W15 S8 FOP=[YR=2020] S3 E15 N3 W15$ E15$S3 W15 N3 W13 S40 FOP=[YR=2020] S6 E39 N6 W39$ E39 N40$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100	2020	2020	3	99	1,647	

LAND DESCRIPTION

TOTAL OB/XF 5,112

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	1.45	AC		1.00	1.00	1.00	35,000.00	35,000.00	50,750							

REVIEW DATE 02/24/2020 BY KB Total Acres: 1.45 Total Land Value: 50,750 Market: 0 Agricultural: 0 Common: 50,750 PRINTED 08/06/2024 BY SYS