PT OF GOVT LOTS 3 & 4
IN OR 2273/409

SMITH INAH M
45280 BISMARK RD
CALLAHAN, FL 32011

2024

27-2N-25-0000-0003-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

45298 BISMARK RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	37,800
TOTAL MARKET VALUE	49,800
SOH/AGL Deduction	11,631
ASSESSED VALUE	38,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,169
TOTAL JUST VALUE	49,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,800

OWNER:INAH M SMITH

DW/MH/ID:LOHGA31870683(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005839	CO ISSUED	0	07/29/2019
19005839	MH MOVE-ON	0	06/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2273/0409	5/07/2019	SW	U	V	11	100

GRANTOR:SMITH BRUCE J & INAH

GRANTEE:SMITH BRUCE J & INA

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
1	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0		OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,800							

REVIEW DATE 02/24/2020 BY KB Total Acres: 1.08 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 08/06/2024 BY SYS