LOT 2
BISMARK ACRES PB 5/283

GARDINIER JAMES E & CAROLYN A
P O BOX 579
HILLIARD, FL 32046

2024

28-2N-25-0150-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

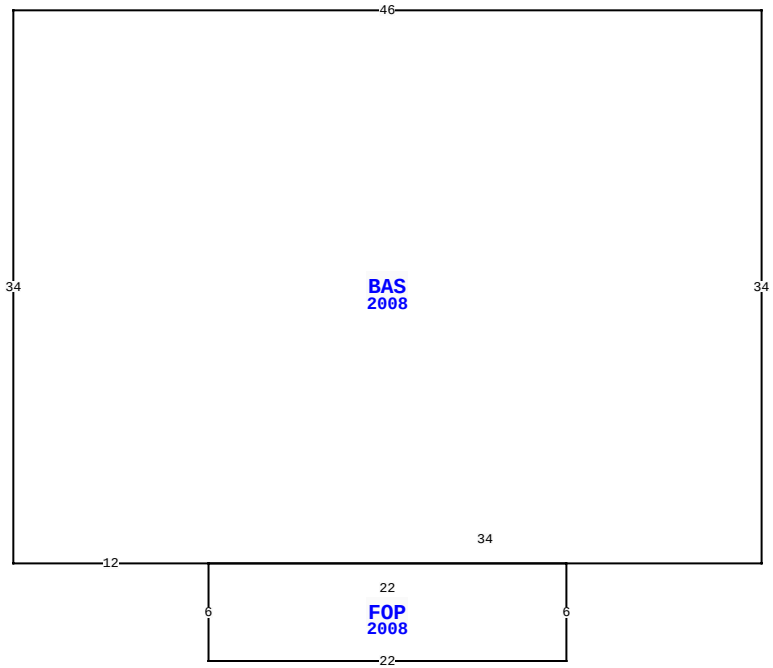
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,564	100	1,564	202,149
FOP	132	30	40	5,170
TOTALS	1,696		1,604	207,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,604	111.1800	138.98	222,924	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2022 Heated Area: 1564 HX Base Yr 2022



45213 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		217,213
TOTAL MARKET OB/XF VALUE		6,652
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		258,865
SOH/AGL Deduction		45,888
ASSESSED VALUE		212,977
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,977
TOTAL JUST VALUE		258,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010203	XFOB	20,512	08/04/2021
R11200	REPAIR/RRF	2,923	04/01/2008
E20315	ELEC OTHER	2,690	12/01/2007
M13488	MECH OTHER	0	12/01/2007
P12860	OTHER	0	11/01/2007
C20632	CO ISSUED	0	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/0379	7/09/2021	WD	Q	I	01	275,000
GRANTOR: WOLFF NIKKI L F/K/A N						
GRANTEE: GARDINIER JAMES E &						
1099/0377	12/09/2002	WD	U	I	01	50,000
GRANTOR: BYRD BENJAMIN F						
GRANTEE: BYRD NIKKI L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W46 S34 E12 FOP=[YR=2008] S6 E22 N6 W22$ E34 N34$.

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	416.00	SF	6.50	6.50	100	2008	2008	3	89	2,407	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	1998	1998	3	20	643	
3	0473	VF 3 RAIL	0	100	0	0	490.00	LF	7.50	7.50	100	2021	2021	3	98	3,602	

LAND DESCRIPTION

TOTAL OB/XF 6,652

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	000100	C	SFR	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/18/2022 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

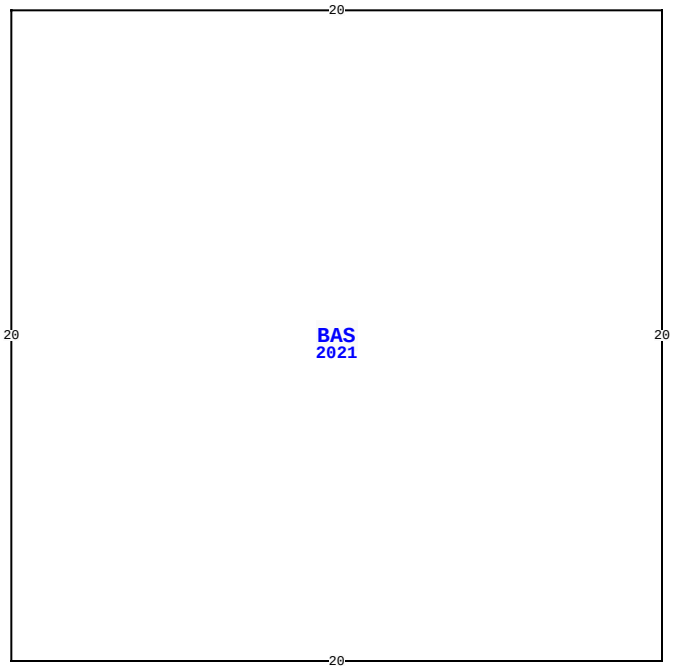
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	9,894
TOTALS	400		400	9,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	72.1050	25.24	10,096	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2022 Heated Area: 400 HX Base Yr 2022



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20632	NEW CONSTR	112,464	10/01/2007
MH003171	MH MOVE-ON	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2480/0379	7/09/2021	WD	Q	I	01	275,000
GRANTOR: WOLFF NIKKI L F/K/A N						
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1099/0377	12/09/2002	WD	U	I	01	50,000
GRANTOR: BYRD BENJAMIN F						
GRANTEE: BYRD NIKKI L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S20 E20 N20$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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

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