

BAKER WESLEY & TAMMY
45239 BISMARCK ROAD
CALLAHAN, FL 32011

2024

28-2N-25-0150-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	05	AVERAGE 100								0800	02	1,782	117.6000	88.20	157,172	1997	1997	0	0	0	60.00	40.00	6																
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2013										Heated Area: 1782										HX Base Yr									
Roof Cover	03	COMP SHNGL 100								27 66 27 66 BAS 2000																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	08	SHT VINYL 10																																					
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																																					
Quality		03 Quality Level 03																																					
DOR CODE		0200 MOBILE HOME																																					
MAP NUM										MKT AREA								08																					
NEIGHBORHOOD/LOC		8026.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,782	100	1,782	62,869																																			
TOTALS		1,782		1,782		62,869																																	
EXTRA FEATURES										45239 BISMARK RD, CALLAHAN																													
L N	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	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160																							
2	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	2000	2000	3	20	320																							
LAND DESCRIPTION										TOTAL OB/XF										480																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000102	C	SFR/MH	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																						
REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS																																							