

PT OF LOT 10 & 27
IN OR 1587/1242
EX R/W IN OR 635/648

ACKERMAN JAMES T JR
45208 BISMARCK ROAD
CALLAHAN, FL 32011

2024

28-2N-25-3060-0010-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,841	100	1,841	176,312
FOP	168	30	50	4,788
FUS	854	100	854	81,787

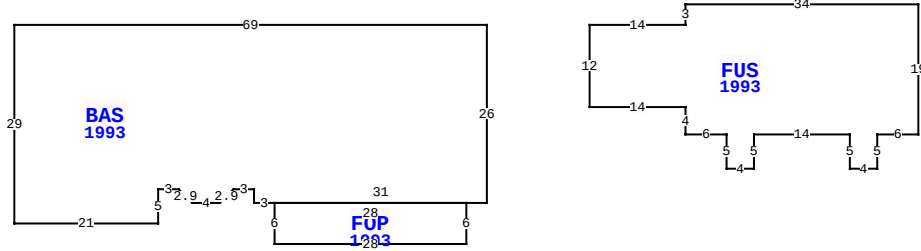
TOTALS	2,863		2,745	262,887
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	23	20	460.00	SF	6.50	
2	0940	SHEDS/PORT	0 100	10	8	80.00	SF	20.10	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.78

REVIEW DATE	11/27/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,745	117.2160	111.36	305,683	1990	1995	0	0	0 14.00	86.00	
1 SINGLE FAM - 100% - 2009 Heated Area: 2695 HX Base Yr 2009												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	262,887		
TOTAL MARKET OB/XF VALUE	3,674		
TOTAL LAND VALUE - MARKET	62,300		
TOTAL MARKET VALUE	328,861		
SOH/AGL Deduction	167,858		
ASSESSED VALUE	161,003		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	106,003		
TOTAL JUST VALUE	328,861		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	317,310		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2300194	REPAIR/RRF	15,000	01/06/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1587/1242	10/01/2008	WD	U	I	06	100
GRANTOR: BROWN CHARLETTA GREEN						
GRANTEE: ACKERMAN JAMES T JR						
1587/1240	10/01/2008	QC	U	I	07	100
GRANTOR: BAKER CHARLETTA						
GRANTEE: BROWN CHARLETTA GRE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W69 S29 E21 N5 E3 D2 R2 E4 R2 U2 E3 S2 E3									
FOP=[YR=1993] S6 E28 N6 W28\$ E31 N26 \$ PTR= E15 FUS=[YR=1993]									
E14 N3 E34 S19 W6 S5 W4 N5 W14 S5 W4 N5 W6 N4 W14 N12 \$ W15 \$									

TOTAL OB/XF												
3,674												

TOTAL OB/XF 3,674																					
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
OR	0.00	0.00	1.78	AC		1.00	1.00	1.00	35,000.00	35,000.00	62,300										

Total Acres: 1.78	Total Land Value: 62,300	Market: 0	Agricultural: 0	Common: 62,300	PRINTED 08/06/2024 BY SYS
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