PT LOT 19 LYING SOUTH & EAST
OF BISMARK ROAD (EX S'LY 43FT)
IN OR 2104/1409

ROBERTS JEREMY
45072 BISMARK RD
CALLAHAN, FL 32011

**2024**

**28-2N-25-3060-0019-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

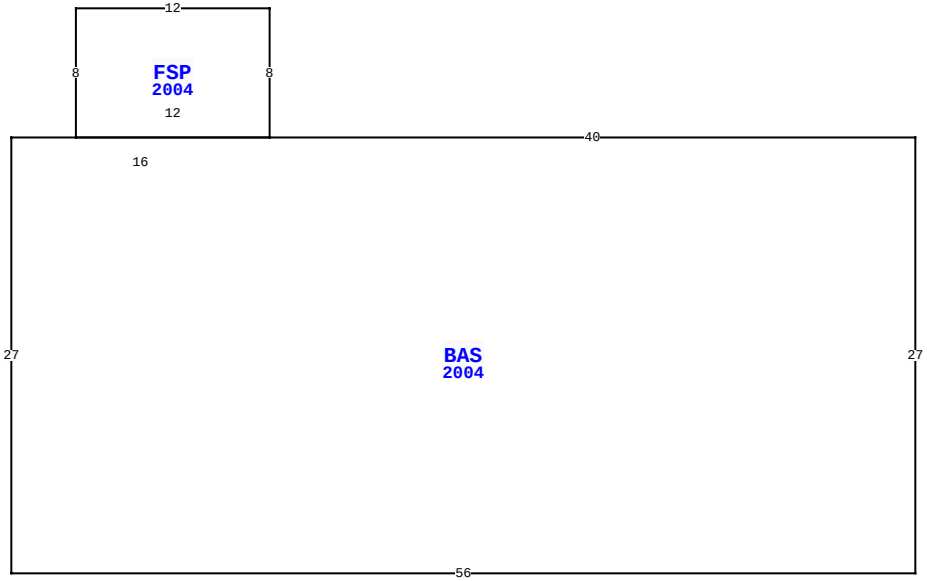
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,512 | 100 | 1,512 | 65,999 |
| FSP | 96 | 60 | 58 | 2,532 |
| TOTALS | 1,608 | | 1,570 | 68,530 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,570 | 116.4000 | 87.30 | 137,061 | 2002 | 2002 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr




45072 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 | 68,530 |
| TOTAL MARKET OB/XF VALUE | 2,594 |
| TOTAL LAND VALUE - MARKET | 60,550 |
| TOTAL MARKET VALUE | 131,674 |
| SOH/AGL Deduction | 17,565 |
| ASSESSED VALUE | 114,109 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 114,109 |
| TOTAL JUST VALUE | 131,674 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 129,722 |

MERT 2002 _ VIN: FLHMLCF163725330(A/B)

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH3636 | MH MOVE-ON | 0 | 11/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2104/1409 | 2/28/2017 | SW | U | I | 18 | 61,400 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: ROBERTS JEREMY | | | | | | |
| 2091/1300 | 6/16/2016 | SW | U | I | 18 | 100 |
| GRANTOR: BRANCH BANKING & TRUS | | | | | | |
| GRANTEE: SECRETARY OF HOUSIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W40 FSP=[YR=2004] N8 W12 S8 E12$ W16 S27 E56 N27$ .

## 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 | 1242 | WD DECK A | 0 | 0 | 8 | 12 | 96.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 192 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 440.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 84 | 2,402 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,594

| 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 | 1.73 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 60,550 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.73 Total Land Value: 60,550 Market: 0 Agricultural: 0 Common: 60,550 PRINTED 08/06/2024 BY SYS