PT OF LOT 19
EAST CALLAHAN SUB PB 1/35

GARNER JASON
45055 BISMARK RD
CALLAHAN, FL 32011

2024

28-2N-25-3060-0019-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	01	Quality Level 01

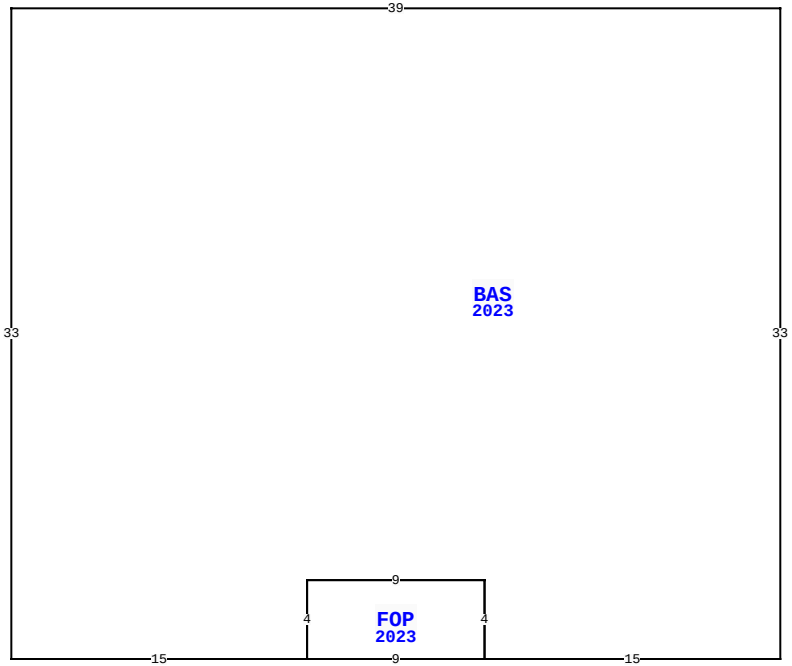
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,251	100	1,251	166,858
FOP	36	30	11	1,467
TOTALS	1,287		1,262	168,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,262	106.7040	133.38	168,326	2023	2023	0	0	0	0.00	100.00

2 SNGL FAM – 0% - 2024 Heated Area: 1251 HX Base Yr



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

45055 BISMARK RD, CALLAHAN

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	168,326
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	23,625
TOTAL MARKET VALUE	191,951
SOH/AGL Deduction	0
ASSESSED VALUE	191,951
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,951
TOTAL JUST VALUE	191,951
NCON VALUE	168,326
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208469	CO		07/26/2023
22008469	NEW CONSTR	164,739	06/01/2022
B1531308	REPAIR/RRF	0	10/21/2015
B1428273	DEMOLITION	1,500	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1945	6/27/2023	SW	Q	I	01	240,000
GRANTOR: TIMBERLINE INC						
GRANTEE: GARNER JASON						
2471/0193	6/15/2021	WD	U	V	11	100
GRANTOR: CARPENTER SARA						
GRANTEE: TIMBERLINE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,0] E39 S33 W15 N4 W9 S4 W15 N33 $
FOP=[YR=2023;ORIG=55,29] E9 S4 W9 N4 $
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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

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
1	000100	C	SFR	0	0006	OR	0.00	0.00	0.30	AC		1.00	1.00	2.25	35,000.00	78,750.00	23,625							

REVIEW DATE 08/18/2023 BY KW Total Acres: 0.30 Total Land Value: 23,625 Market: 0 Agricultural: 0 Common: 23,625 PRINTED 08/06/2024 BY SYS