PT OF LOT 23
EX R/W OR 231/217
EX R/W IN OR 634/461

RWSC HOLDINGS LLC
PO BOX 60652
JACKSONVILLE, FL 32011

2024

28-2N-25-3060-0023-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	01	Quality Level 01

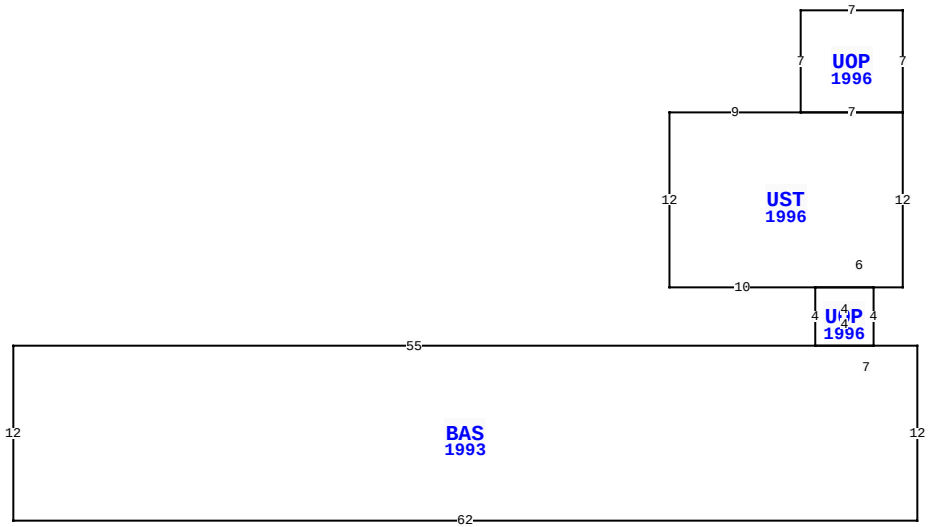
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	744	5,270
UOP	16	25	4	28
UOP	49	25	12	85
UST	192	55	106	751
TOTALS	1,001		866	6,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	866	50.6000	35.42	30,674	1968	1968	0	0	20	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 744 HX Base Yr



45132 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	6,135
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	41,135
SOH/AGL Deduction	5,694
ASSESSED VALUE	35,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,441
TOTAL JUST VALUE	41,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602796	ADDITION	2,500	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2391/1097	9/10/2020	WD	Q	I	02	32,000
GRANTOR: ROBERTS DAVID						
GRANTEE: RWSC HOLDINGS LLC						
1977/0490	4/30/2015	FJ	U	I	11	0
GRANTOR: ROBERTS IVA LEE EST						
GRANTEE: ROBERTS DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1996] W7 S7 UST=[YR=1996] W9 S12 E10 UOP=[YR=1996] S4 BAS=[YR=1993] W55 S12 E62 N12 W7 $ E4 N4 W4 $ E6 N12 W7 $ E7 N7 $.

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/04/2019 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS