

COOLEY JEANNETTE TRUST/COOLEY JEANNETTE TRUSTEE
45039 BISMARCK ROAD
CALLAHAN, FL 32011

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame Stories

Units

BUD8 Adjustme

Occupancy

20FACE BRICK 100

03GABLE/HIP 100

03COMP SHNGL 100

01MINIMUM 100

03CONC FINSH 100

01NONE 100

01NONE 100

010100

01TYP WD 100

1.1.100

010100

06DIST 1D 100

00NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

05Quality Level 05

0100SINGLE FAMILY

MKT AREA08

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

875

100

875

14,669

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

65000187576.032026.6123,284198520000037.0063.00

MARKET ADJUSTMENTS

2GARAGE RES - 100% - 2022

Heated Area: 875

HX Base Yr 2022

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

45039 BISMARK RD, CALLAHAN

LD N

OB/XF CODE

DESCRIPTION

BLDCAPLW

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

10500FP-PRE FAB

010000

1.00UT

3,500.00

3,500.00

10020212021399

3,465

LAND DESCRIPTION

TOTAL OB/XF

3,465

LD 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

1000100C

SFR

100

OR

0.00

0.00

1.91AC

1.00

1.00

1.00

35,000.00

35,000.00

66,850

REVIEW DATE

07/20/2021

BY

KB

Total Acres: 1.91

Total Land Value: 66,850

Market: 0

Agricultural: 0

Common: 66,850

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETotal Market Ob/Xf Value291,792

TOTAL MARKET OB/XF VALUETotal Market Value3,465

TOTAL LAND VALUE - MARKETTotal Market Value66,850

SOH/AGL DeductionTotal Exemption Value362,107

ASSESSED VALUETotal Exemption ValueHX HB301,629

BASE TAXABLE VALUETotal Just Value50,000

TOTAL JUST VALUETotal Just Value362,107

INCOME VALUENCON VALUE0

PREVIOUS YEAR MKT VALUEIncome Value350,075

SALES DATA

OFF RECORD NumberDATETypeInstQU / I / VRSN CD SALE PRICE

2648/16706/14/2023WDU I 11100

GRANTOR: COOLEY JEANNETTE

GRANTEE: COOLEY JEANNETTE TR

2361/10385/11/2020WDQ I 0165,000

GRANTOR: COOK DAVID EMMETT JR

GRANTEE: COOLEY JEANNETTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S25 E35 N25 \$.

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