IN OR 1035/834 1994 HOME DW

HUNT GRACE DIANE
45958 BISMARK ROAD
CALLAHAN, FL 32011

2024

46-2N-25-0000-0002-0030

BUILDING CHARACTERISTICS

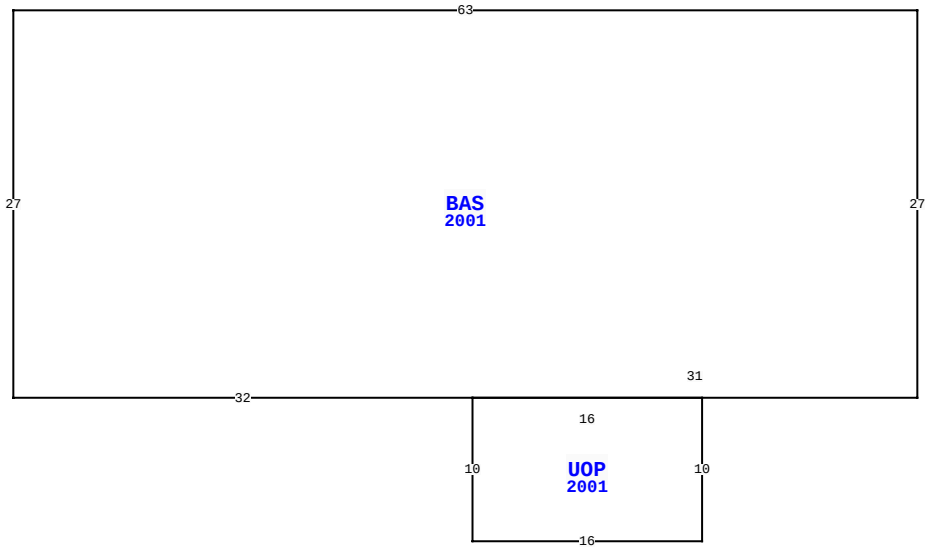
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,701	100	1,701	44,855
UOP	160	25	40	1,055
TOTALS	1,861		1,741	45,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,741	117.2000	87.90	153,034	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1992 Heated Area: 1701 HX Base Yr 1992



45958 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		45,910
TOTAL MARKET OB/XF VALUE		6,242
TOTAL LAND VALUE - MARKET		80,960
TOTAL MARKET VALUE		133,112
SOH/AGL Deduction		45,672
ASSESSED VALUE		87,440
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		37,440
TOTAL JUST VALUE		133,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1035/0834	2/06/2002	WD	U	I	01	100
GRANTOR: HUNT RICHARD DAVID JR						
GRANTEE: HUNT GRACE DIANE						
0775/0226	10/29/1996	WD	U	I	07	100
GRANTOR: BRANDIES GENE S SR						
GRANTEE: HUNT RICHARD JR & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W63 S27 E32 UOP=[YR=2001] S10 E16 N10 W16 $ E31 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	0201	BARN WD 10	0	100	34	72	2,448.00	SF	12.75	12.75	100	1988	1988	3	20	6,242	

LAND DESCRIPTION

TOTAL OB/XF 6,242

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	100		OR	0.00	0.00	5.06	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,960							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.06 Total Land Value: 80,960 Market: 0 Agricultural: 0 Common: 80,960 PRINTED 08/06/2024 BY SYS