

WALKER BOBBIE JO
45884 BISMARCK RD
CALLAHAN, FL 32011

46-2N-25-0000-0002-0040

REVIEW DATE 03/16/2022 BY HS Total Acres: 10.32 Total Land Value: 108,098 Market: 133,120 Agricultural: 38,098 Common: 70,000 PRINTED 08/06/2024 BY SYS

IN OR 1984/1141
PARCEL 2-4 SEC 46 &
PARCEL 1-9 SEC 25

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BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	20 FACE BRICK 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	5000 IMPROVED AG

MAP NUM	MKT AREA	08
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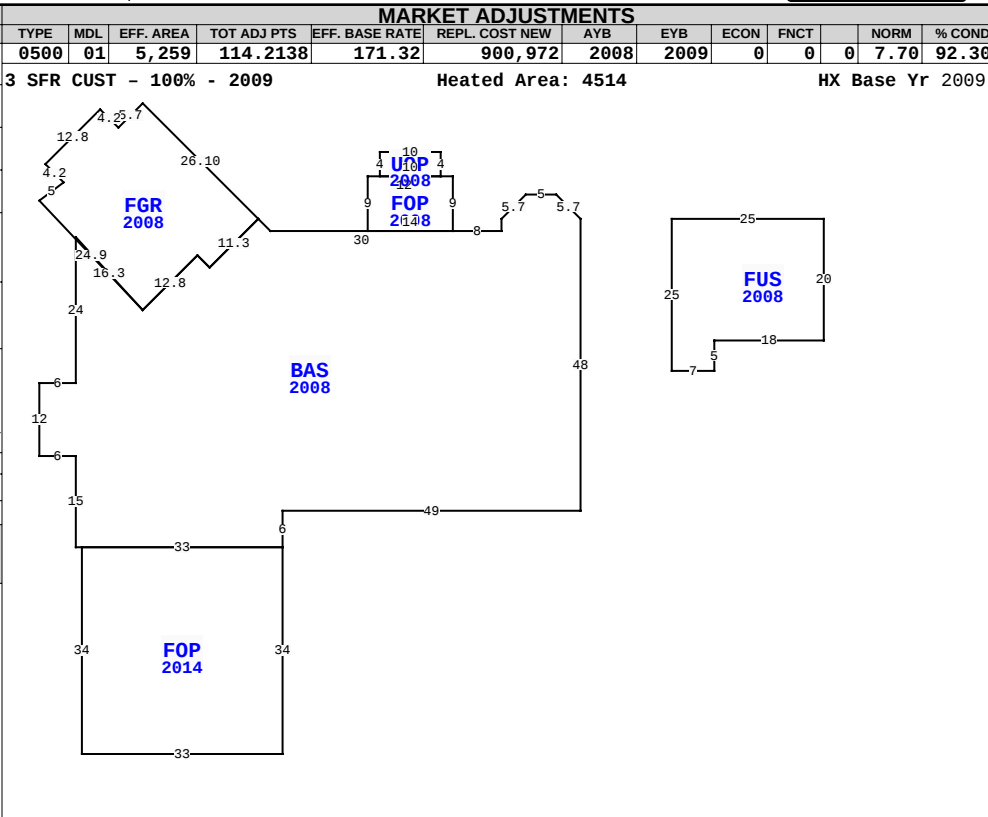
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,979	100	3,979	629,192
FGR	658	55	362	57,243
FOP	126	30	38	6,009
FOP	1,122	30	337	53,289
FUS	535	100	535	84,598
UOP	40	20	8	1,265

TOTALS	6,460	5,259	831,597
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
12	0855	CONC PAVER	0 100	0	0	1,282.00	SF	10.00	10.00	100	2016
13	0855	CONC PAVER	0 100	0	0	1,120.00	SF	10.00	10.00	100	2016
14	0855	CONC PAVER	0 100	0	0	4,598.00	SF	10.00	10.00	100	2018
15	0855	CONC PAVER	0 100	0	0	1,008.00	SF	10.00	10.00	100	2019
16	0812	CONCRETE C	0 100	0	0	2,321.00	SF	4.00	4.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T



BLD DATE	12/10/2008	DJ	LGL DATE	
XF DATE			LAND DATE	10/09/2019
INC DATE			AG DATE	MF

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
10.00	100	2016	2016	3	96	12,307	
10.00	100	2016	2016	3	96	10,752	
10.00	100	2018	2018	3	97	44,601	
10.00	100	2019	2019	3	98	9,878	
4.00	100	2022	2022	3	100	9,284	

TOTAL OB/XF											
86,822											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 4
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		1,410,105	
TOTAL MARKET OB/XF VALUE		182,085	
TOTAL LAND VALUE - MARKET		203,120	
TOTAL MARKET VALUE		1,700,288	
SOH/AGL Deduction		801,872	
ASSESSED VALUE		898,416	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		848,416	
TOTAL JUST VALUE		1,795,310	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,328,272	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12272	OTHER	0	03/01/2007
R10221	REPAIR/RRF	3,757	03/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1984/1141	6/06/2015	QC	U	I	11
GRANTOR: BRIDGES BOBBY					
GRANTEE: WALKER BOBBIE JO					
1328/0746	6/24/2005	QC	U	I	01
GRANTOR: WALKER DAVID B					
GRANTEE: WALKER BOBBIE JO &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] U4 L4 W5 D4 L4 S2 W8 FOP=[YR=2008] N9 W2											
UOP=[YR=2008] N4 W10 S4 E10\$ W12 S9 E14\$ W30 U2 L2											
FGR=[YR=2008] U19 L19 L4 D4 L3 U3 L9 D9 D3 R3 D3 L4											
D18 R17 U9 R9 D2 R2 U8 R8 \$ D8 L8 U2 L2 D9 L9 U12 L11											
S24 W6 S12 E6 S15 E1 FOP=[YR=2014] S34 E33 N34 W33 \$ E33 N6											
E49 N48\$ PTR=E15 FUS=[YR=2008] E25 S20 W18 S5 W7 N25\$ W15\$.											

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