PT OR 1984/1141

WALKER BOBBIE JO
45884 BISMARK RD
CALLAHAN, FL 32011

2024

46-2N-25-0000-0002-0100

BUILDING CHARACTERISTICS

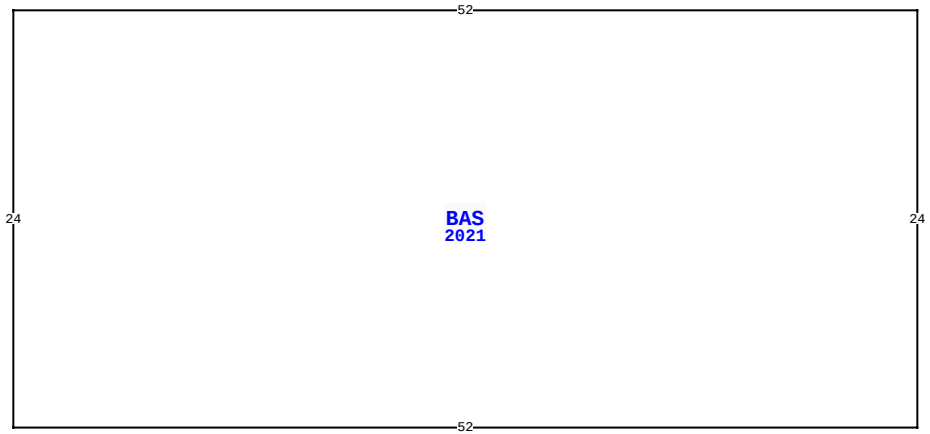
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	17,516
TOTALS	1,248		1,248	17,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,248	65.7200	15.77	19,681	2017	2017	0	0	0	11.00	89.00

1 BARNS – 0% - 0 Heated Area: 1248 HX Base Yr



SPENCERVILLE 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	17,516
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	169,920
TOTAL MARKET VALUE	21,445
SOH/AGL Deduction	0
ASSESSED VALUE	21,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,445
TOTAL JUST VALUE	187,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1984/1141	6/06/2015	QC	U	V	11	100
GRANTOR: BRIDGES BOBBY						
GRANTEE: WALKER BOBBIE JO						
1328/0746	6/24/2005	QC	U	I	01	100
GRANTOR: WALKER DAVID B						
GRANTEE: WALKER BOBBIE JO &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W52 S24 E52 N24$.

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	006005	A	PAST/GRAZE	0		OR	0.00	0.00	10.62	AC		1.00	1.00	1.00	370.00	370.00	3,929							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	10.62	AC		1.00	1.00	1.00	16,000.00	16,000.00	169,920							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 10.62 Total Land Value: 3,929 Market: 169,920 Agricultural: 3,929 Common: 0 PRINTED 08/06/2024 BY SYS