PT OF SEC 46-2N-25E BEING PT
OF LOTS 11 & 12
IN OR 2021/355

SMITH KENNETH LEE & MARY K
45980 BISMARK RD
CALLAHAN, FL 32011

2024

46-2N-25-0000-0002-0220

BUILDING CHARACTERISTICS

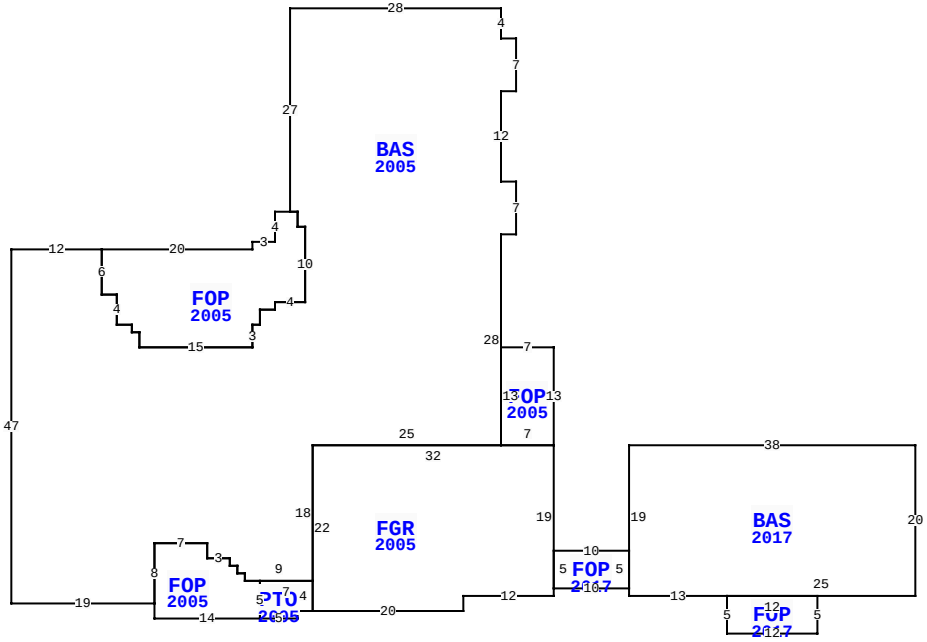
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,044	100	3,044	401,192
BAS	760	100	760	100,167
FGR	680	55	374	49,292
FOP	91	30	27	3,559
FOP	117	30	35	4,613
FOP	313	30	94	12,389
FOP	50	30	15	1,977
FOP	60	30	18	2,372
PTO	33	5	2	264
TOTALS	5,148		4,369	575,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,369	112.7720	140.96	615,854	2005	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2023 Heated Area: 3804 HX Base Yr



45980 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2016 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		575,823
TOTAL MARKET OB/XF VALUE		67,260
TOTAL LAND VALUE - MARKET		78,480
TOTAL MARKET VALUE		721,563
SOH/AGL Deduction		0
ASSESSED VALUE		721,563
TOTAL EXEMPTION VALUE	13	721,563
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		721,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		709,854

STABLE (47X37) & (2) PL SHEDS (12X37) ARE ATTACHED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632932	ADDITION	86,605	08/01/2016
B21569	POOL ENCLOSURE	5,500	06/01/2008
B14435	SWIM POOL	34,940	01/01/2005
B13966	NEW CONSTR	217,166	11/01/2004
R6826	REPAIR/RRF	15,000	11/01/2004
W326	XFOB	0	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2021/0355	12/23/2015	WD	Q	I	01	405,000
GRANTOR: SWARTSWELDER MARK & J						
GRANTEE: SMITH KENNETH LEE &						
1559/1795	4/07/2008	WD	Q	I		398,000
GRANTOR: STRONG BRUCE HARRIS						
GRANTEE: SWARTSWELDER MARK &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 N4 W28 S27 FOP=[YR=2005] W2 S4 W3 S1 W20 S6 E2 S4 E2 S1 E1 S2 E15 N3 E1 N2 E2 N1 E4 N10 W1 N2 W1 $ E1 S2 E1 S10 W4 S1 W2 S2 W1 S3 W15 N2 W1 N1 W2 N4 W2 N6 W12 S47 E19 FOP=[YR=2005] S2 E14 PTO=[YR=2005] E5 N1 E2 FGR=[YR=2005] E20 N2 E12 N1 FOP=[YR=2017] E10 BAS=[YR=2017] S1 E13 FOP=[YR=2017] S5 E12 N5 W12$ E25 N20 W38 S19$ N5 W10 S5$ N19 FOP=[YR=2005] N13 W7 S13 E7 $ W32 S22 $ N4 W7 S5 $ N5 W2 N1 W1 N1 W1 N1 W3 N2 W7 S8 $ N8 E7 S2 E3 S1 E1 S1 E1 S1 E9 N18 E25 N28 E2 N7 W2 N12 E2 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
1	0530	STBL WD	0	100	49	37	1,813.00	SF	30.00	30.00	100	1998	1998	3	26	14,141	
2	0681	POLE SHED	0	100	49	12	588.00	SF	15.00	15.00	100	1998	1998	3	26	2,293	
3	0681	POLE SHED	0	100	49	12	588.00	SF	15.00	15.00	100	2000	2000	3	28	2,470	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
5	0861	POOL GUNIT	0	100	40	16	640.00	SF	85.00	85.00	100	2005	2005	3	40	21,760	
6	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480	
8	0845	KOOL DECK	0	100	0	0	1,170.00	SF	7.25	7.25	100	2005	2005	3	86	7,295	
9	1126	CB/STC 8"	0	100	47	0	188.00	SF	8.00	8.00	100	2005	2005	3	86	1,293	
10	0811	CONCRETE B	0	100	0	0	778.00	SF	5.20	5.20	100	2006	2006	3	87	3,520	

TOTAL OB/XF 56,847

LAND DESCRIPTION

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	4.36	AC		1.00	1.00	1.00	18,000.00	18,000.00	78,480							

REVIEW DATE 02/12/2024 BY KWA Total Acres: 4.36 Total Land Value: 78,480 Market: 0 Agricultural: 0 Common: 78,480 PRINTED 08/06/2024 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0911	SCRN RM A	0	100	0	0	1,700.00	SF	17.50	17.50	100	2008	2008	3	35	10,413	

LAND DESCRIPTION

TOTAL OB/XF 10,413

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

REVIEW DATE 02/12/2024 BY KWA Total Acres: 4.36 Total Land Value: 78,480 Market: 0 Agricultural: 0 Common: 78,480 PRINTED 08/06/2024 BY SYS