

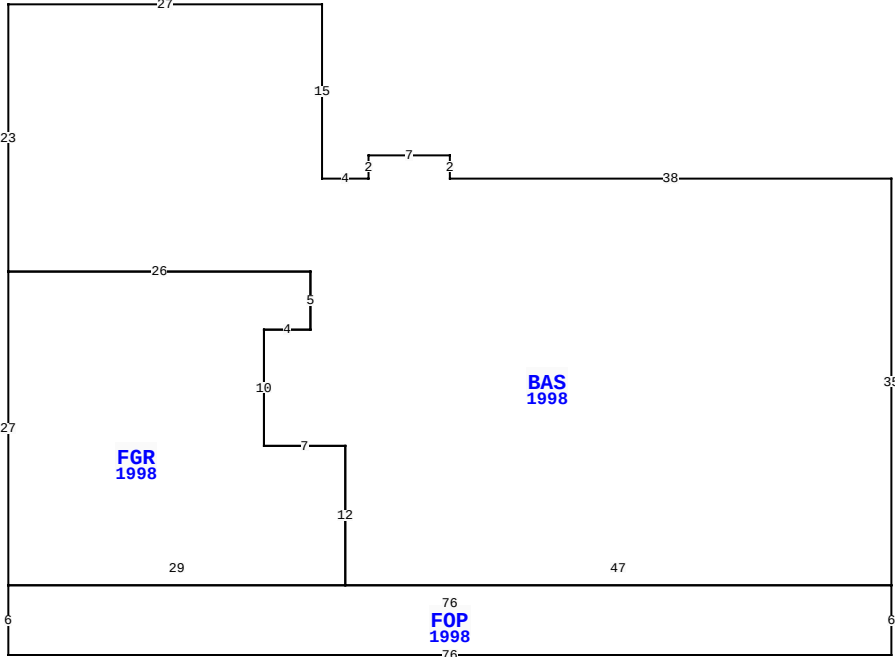
IN OR 1378/1665
PARCELS 1-1 & 1-3 SEC 25
PARCEL 1-1 SEC 26

CALDWELL DEWEY P
45839 BISMARCK ROAD
CALLAHAN, FL 32011

2025

25-2N-25-0000-0001-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	20	FACE BRICK 100								0900	01	2,902	107.6300	142.07	412,287	1998	2003	0	0	0	15.75	84.25	VALUATION BY																										
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM - 100% - 1999										Heated Area: 2381										HX Base Yr 1999										STANDARD									
Roof Cover	03	COMP SHNGL 100																		Tax Group: 6										Tax Dist:																			
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										347,352																			
Interior Floor	11	CLAY TILE 50																		TOTAL MARKET OB/XF VALUE										28,094																			
Interior Floor	14	CARPET 50																		TOTAL LAND VALUE - MARKET										291,500																			
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										427,976																			
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										221,898																			
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										HX HB 50,722																			
Bathrooms		2.5 100																		BASE TAXABLE VALUE										155,356																			
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										666,946																			
Stories	1.	1. 100																		NCON VALUE										0																			
Units	00	0 100								INCOME VALUE																																							
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										633,926																													