

PT SEC 25-2N-25E  
IN OR 687/1831 & OR 718/865  
(EX OR 1546/67 & OR 2166/1882

ANDERSON ALBERT J & SANDRA T  
45921 BISMARCK ROAD  
CALLAHAN, FL 32011

2025

25-2N-25-0000-0001-0040



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 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          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA         |
|                  |         | 08               |
| NEIGHBORHOOD/LOC | 8026.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,091            | 100         | 1996 | 2,091        | 231,878              |
| FCP       | 800              | 25          | 1996 | 200          | 22,179               |
| FDG       | 925              | 60          | 1996 | 555          | 61,546               |
| FOP       | 324              | 30          | 1996 | 97           | 10,757               |
| TOTALS    | 4,140            |             |      | 2,943        | 326,359              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 475.00   | SF | 6.50     | 6.50           |       |
| 2              | 0681       | POLE SHED   | 0   | 100 | 28 | 36 | 1,008.00 | SF | 15.00    | 15.00          |       |
| 3              | 0940       | SHEDS/PORT  | 0   | 100 | 14 | 12 | 168.00   | SF | 30.00    | 30.00          |       |
| 4              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 5              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,586.00 | SF | 4.00     | 4.00           |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000100   | C   | RES                  | 100 | 0005 | OR       | 0.00  | 0.00  | 38.42       | AC        |     |

REVIEW DATE 02/12/2024 BY KWA

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |         |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0900                                                       | 01  | 2,943     | 101.5200    | 134.01         | 394,391        | 1996 | 2001 | 0    | 0    | 0 17.25 | 82.75  |
| 1 SNGL FAM - 100% - 1997 Heated Area: 2091 HX Base Yr 1997 |     |           |             |                |                |      |      |      |      |         |        |
|                                                            |     |           |             |                |                |      |      |      |      |         |        |

|                             |          |           |            |     |
|-----------------------------|----------|-----------|------------|-----|
| 45921 BISMARCK RD, CALLAHAN | BLD DATE | LGL DATE  | 05/09/2025 | MLU |
|                             | XF DATE  | LAND DATE |            |     |
|                             | INC DATE | AG DATE   |            |     |

| L N | 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   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 475.00   | SF | 6.50     | 6.50           | 100       | 1996    | 1996        | 3 | 70     | 2,161           |       |
| 2   | 0681       | POLE SHED   | 0   | 100 | 28 | 36 | 1,008.00 | SF | 15.00    | 15.00          | 100       | 1996    | 1996        | 3 | 23     | 3,478           |       |
| 3   | 0940       | SHEDS/PORT  | 0   | 100 | 14 | 12 | 168.00   | SF | 30.00    | 30.00          | 100       | 2004    | 2004        | 3 | 21     | 1,058           |       |
| 4   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1996    | 1996        | 3 | 77     | 2,695           |       |
| 5   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,586.00 | SF | 4.00     | 4.00           | 100       | 2002    | 2002        | 3 | 80     | 5,075           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 14,467      |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 38.42 Total Land Value: 326,570 Market: 0 Agricultural: 0 Common: 326,570

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |           |  |  |  |  |  |
|---------------------------|--|--|--|--|--|-----------|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |           |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  | STANDARD  |  |  |  |  |  |
| Tax Group: 6              |  |  |  |  |  | Tax Dist: |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  | 326,359   |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 14,467    |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 326,570   |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  | 667,396   |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  | 509,010   |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  | 158,386   |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | 50,722    |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  | 107,664   |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  | 667,396   |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  | 0         |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |           |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 634,133   |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| M1217665   | H/AC        | 0   | 10/01/2012 |
| CMH4686    | CO ISSUED   | 0   | 10/01/2005 |
| P10161     | OTHER       | 0   | 10/01/2005 |
| E15850     | NEW CONSTR  | 0   | 09/01/2005 |
| MH4686     | MH MOVE-ON  | 0   | 09/01/2005 |

| SALES DATA                   |           |              |        |        |           |               |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 0687/1831                    | 9/07/1993 | WD           | Q      | V      |           | 78,800        |  |
| GRANTOR: EKB INC             |           |              |        |        |           |               |  |
| GRANTEE: ANDERSON ALBERT & S |           |              |        |        |           |               |  |
|                              |           |              |        |        |           |               |  |
|                              |           |              |        |        |           |               |  |
|                              |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1996] W18 N10 W39 FCP=[YR=1996] N4 W32 S25 E26<br>FOP=[YR=1996] S26 E30 N7 W24 N19 W6 \$ E6 N21 \$ S40 E24 S7<br>E21 N20 E12 N17 \$ PTR=E15 FDG=[YR=1996] E25 S37 W25 N37 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |  |  |

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