PT GOVT LOT 1 OF SEC 26-2N-25E
IN OR 699/411
{R622098 & R622099}

BERBAUM JOSEPH
P O BOX 5023
CALLAHAN, FL 32011

2025

26-2N-25-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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
Quality	04	Quality Level 04

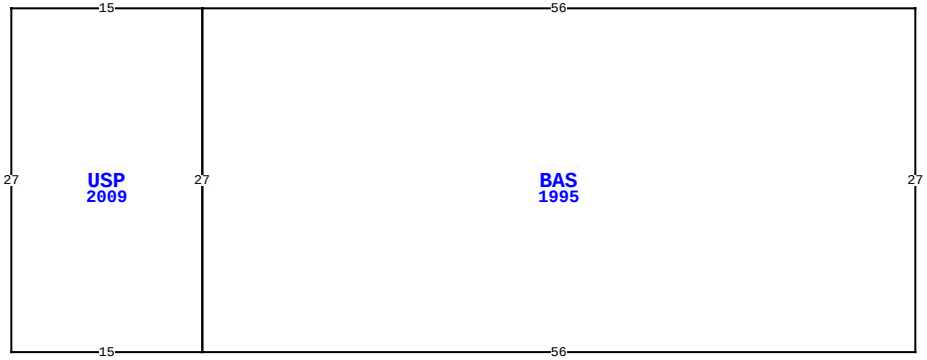
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1995	1,512	72,655
USP	405	50	2009	202	9,706
TOTALS	1,917			1,714	82,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,714	128.4800	109.21	187,186	1995	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1996 Heated Area: 1512 HX Base Yr 1996



45712 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		82,362
TOTAL MARKET OB/XF VALUE		11,273
TOTAL LAND VALUE - MARKET		222,115
TOTAL MARKET VALUE		315,750
SOH/AGL Deduction		168,610
ASSESSED VALUE		147,140
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,418
TOTAL JUST VALUE		315,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951064	MH MOVE-ON	0	09/01/1995
MHU95878	MH MOVE-ON	0	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0699/0411	2/28/1994	WD	Q	V		43,000

GRANTOR: SPENCER WILLIAM I
GRANTEE: BERBAUM JOSEPH & DE

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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	19.50	19.50	100	1995	1995	3	20	1,123	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
3	1242	WD DECK A	0	100	0	0	1,360.00	SF	10.00	10.00	100	1997	1997	3	20	2,720	
4	1242	WD DECK A	0	100	0	0	1,293.00	SF	10.00	10.00	100	2005	2005	3	22	2,845	
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	2000	2000	3	20	579	
6	0681	POLE SHED	0	100	6	12	72.00	SF	15.00	15.00	100	2000	2000	3	27	292	
7	0940	SHEDS/PORT	0	100	12	24	288.00	SF	18.30	18.30	100	2000	2000	3	20	1,054	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W56 USP=[YR=2009] W15 S27 E15 N27$ S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,273

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	000100	C	RES	100		OR	0.00	0.00	14.33	AC		1.00	1.00	1.00	15,500.00	15,500.00	222,115							

REVIEW DATE 05/18/2020 BY KBA Total Acres: 14.33 Total Land Value: 222,115 Market: 0 Agricultural: 0 Common: 222,115 PRINTED 07/30/2025 BY SYS