PT SEC 26 IN OR 2468/1517

WALKER BRANDI LEIGH
45797 BISMARK RD
CALLAHAN, FL 32011

2025

26-2N-25-0000-0001-0130

BUILDING CHARACTERISTICS

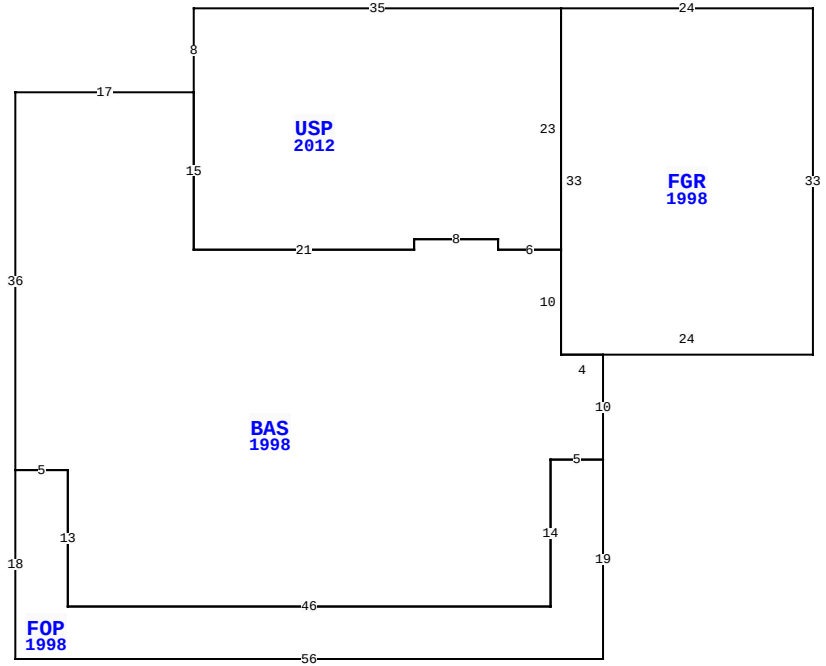
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,992	100	1998	1,992	205,369
FGR	792	55	1998	436	44,950
FOP	415	30	1998	124	12,784
USP	797	30	2012	239	24,640
TOTALS	3,996			2,791	287,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,791	122.3712	122.37	341,535	1998	2003	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2022 Heated Area: 1992 HX Base Yr 2022



45797 BISMARK RD, CALLAHAN

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

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	80	1,600	
2	0811	CONCRETE B	0	100	24	31	744.00	SF	5.20	5.20	100	1998	1998	3	73	2,824	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		287,743
TOTAL MARKET OB/XF VALUE		4,424
TOTAL LAND VALUE - MARKET		123,600
TOTAL MARKET VALUE		415,767
SOH/AGL Deduction		87,843
ASSESSED VALUE		327,924
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		277,202
TOTAL JUST VALUE		415,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003280	XFOB	0	04/15/2020
R1801704	REPAIR/RRF	22,479	02/16/2018
B99	NEW CONSTR	155,126	01/03/1999
B995755	ADDITION	7,581	01/02/1999
R980946	REPAIR/RRF	0	04/01/1998
B974453	MH MOVE-ON	512,600,000	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1517	5/21/2021	WD	Q	I	01	360,500
GRANTOR: DEBOLT COREY A & LAUR						
GRANTEE: WALKER BRANDI LEIGH						
2431/0910	1/29/2021	QC	U	I	11	100
GRANTOR: DEBOLT COREY A & LAUR						
GRANTEE: DEBOLT COREY A & LA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W24 USP=[YR=2012] W35 S8 BAS=[YR=1998] W17 S36 FOP=[YR=1998] S18 E56 N19 W5 S14 W46 N13 W5$ E5 S13 E46 N14 E5 N10 W4 N10 W6 N1 W8 S1 W21 N15$ S15 E21 N1 E8 S1 E6 N23$ S33 E24 N33$.

LAND DESCRIPTION

TOTAL OB/XF 4,424

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	0005	OR	0.00	0.00	4.12	AC		1.00	1.00	1.00	30,000.00	30,000.00	123,600							

REVIEW DATE 07/14/2021 BY KBA Total Acres: 4.12 Total Land Value: 123,600 Market: 0 Agricultural: 0 Common: 123,600 PRINTED 07/30/2025 BY SYS