

PT GOVT LOTS 1 & 2 OF
SEC 26-2N-25E IN OR 1619/1371
{2003 FLEE DW}

THORNTON THERESA MARIE
45689 BISMARCK ROAD
CALLAHAN, FL 32011

2025

26-2N-25-0000-0001-0210



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
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	2,052	100	2003	2,052	101,862
TOTALS	2,052			2,052	101,862

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	10	20	200.00	SF	20.10	
2	0752	USP	0 100	10	20	200.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	2.60

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0800	02	2,052	116.8000	99.28	203,723	2003	2003	0	0
1 M/H 94+ - 100% - 2003									
Heated Area: 2052									
HX Base Yr 2003									

45689 BISMARCK RD, CALLAHAN									
BAS 2003									

TOTAL OB/XF									
2,165									

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2,165									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 6									
Tax Dist:									
BUILDING MARKET VALUE									
101,862									
TOTAL MARKET OB/XF VALUE									
2,165									
TOTAL LAND VALUE - MARKET									
91,000									
TOTAL MARKET VALUE									
195,027									
SOH/AGL Deduction									
96,021									
ASSESSED VALUE									
99,006									
TOTAL EXEMPTION VALUE									
HX HB 50,722									
BASE TAXABLE VALUE									
48,284									
TOTAL JUST VALUE									
195,027									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
186,878									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P7367	NEW CONSTR	0	11/01/2003
MH	MH MOVE-ON	0	11/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1619/1371	4/14/2009	QC	U	I	16	100	
GRANTOR: THORNTON CARL E							
GRANTEE: THORNTON THERESA MA							
1060/0190	6/05/2002	WD	U	I	07	100	
GRANTOR: STANCAVAGE EDWARD & M							
GRANTEE: THORNTON THERESA &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W76 S27 E76 N27 \$.									