PT GOVT LOT 1 OF SEC 26-2N-25E
IN OR 1140/1559
{2003 CHNC DW/MH}

THAGARD KELLY
45734 BISMARK ROAD
CALLAHAN, FL 32011

2025

26-2N-25-0000-0001-0220

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	11	CLAY TILE 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
Quality	05	Quality Level 05

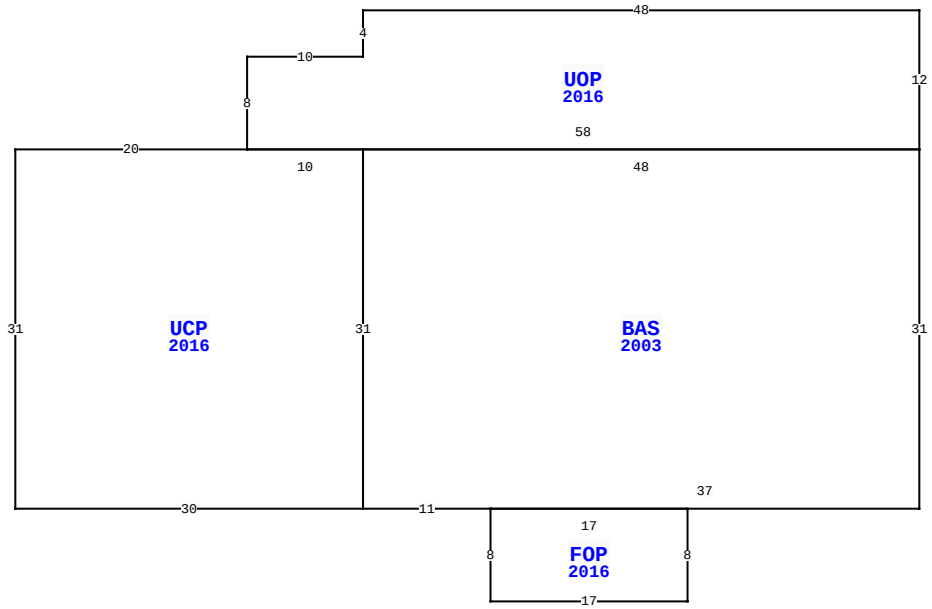
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2003	1,488	95,009
FOP	136	30	2016	41	2,618
UCP	930	20	2016	186	11,876
UOP	656	25	2016	164	10,472
TOTALS	3,210			1,879	119,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,879	150.2400	127.70	239,948	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1488 HX Base Yr



45742 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	119,974
TOTAL MARKET OB/XF VALUE	6,335
TOTAL LAND VALUE - MARKET	72,450
TOTAL MARKET VALUE	198,759
SOH/AGL Deduction	48,634
ASSESSED VALUE	150,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,125
TOTAL JUST VALUE	198,759
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH	MH MOVE-ON	0	04/01/2003
P6657	NEW CONSTR	0	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1892/1366	2/28/2013	WD	U	I	30	100
GRANTOR: CHEVAILER SHERI MARIE						
GRANTEE: THAGARD KELLY						
1140/1559	5/28/2003	WD	Q	V	01	100
GRANTOR: THAGARD KELLY & SHERR						
GRANTEE: THAGARD KELLY & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W48 S4 W10 S8 UCP=[YR=2016] W20 S31 E30
BAS=[YR=2003] E11 FOP=[YR=2016] S8 E17 N8 W17$ E37 N31 W48
S31$N31 W10$ E58N12$.

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	0	24	12	288.00	SF	18.30	18.30	100	1990	1990	3	20	1,054	
2	0681	POLE SHED	0	0	20	12	240.00	SF	11.25	11.25	100	2003	2003	3	30	810	
3	0810	CONCRETE A	0	0	0	0	724.00	SF	6.50	6.50	100	2016	2016	3	95	4,471	

LAND DESCRIPTION

TOTAL OB/XF 6,335

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	0		OR	0.00	0.00	1.61	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,450							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 1.61 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/30/2025 BY SYS