IN OR 1303/1557
2007 SCTB DW/MH

NORRIS MAURICE T
45812 BISMARK ROAD
CALLAHAN, FL 32011

2025

26-2N-25-0000-0001-0230

BUILDING CHARACTERISTICS

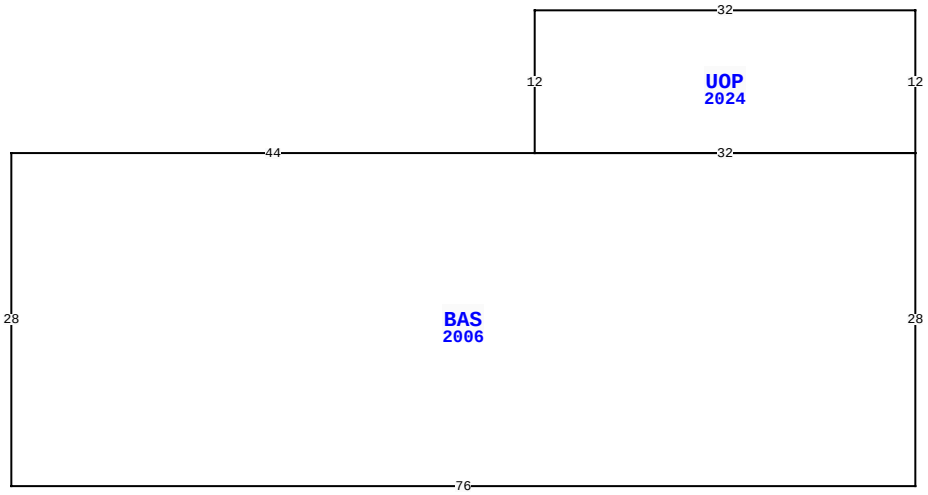
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	2,128	100	2006	2,128	125,198
UOP	384	25	2024	96	5,648
TOTALS	2,512			2,224	130,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,224	123.6000	105.06	233,653	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2005 Heated Area: 2128 HX Base Yr 2005



45812 BISMARK RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		130,846
TOTAL MARKET OB/XF VALUE		5,020
TOTAL LAND VALUE - MARKET		103,800
TOTAL MARKET VALUE		239,666
SOH/AGL Deduction		126,553
ASSESSED VALUE		113,113
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,391
TOTAL JUST VALUE		239,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4822	MH MOVE-ON	0	09/01/2006
B18332	FOUNDATION	1,950	08/01/2006
M11873	MH MOVE-ON	0	08/01/2006
P11445	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/1557	3/23/2005	WD	U	I	07	100
GRANTOR: NORRIS MAURICE C						
GRANTEE: NORRIS MAURICE T						
1263/1346	10/05/2004	WD	Q	I	01	100
GRANTOR: NORRIS MAURICE C						
GRANTEE: NORRIS MAURICE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W32 W44 S28 E76 N28 $
UOP=[YR=2024;ORIG=0,0] W32 N12 E32 S12 $
.

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	0681	POLE SHED	0	100	12	20	240.00	SF	15.00	15.00	100	2002	2002	3	29	1,044	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	21.30	21.30	100	2002	2002	3	20	426	
3	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	2002	2002	3	29	435	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 5,020

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	3.46	AC		1.00	1.00	1.00	30,000.00	30,000.00	103,800							

REVIEW DATE 04/03/2024 BY TWA Total Acres: 3.46 Total Land Value: 103,800 Market: 0 Agricultural: 0 Common: 103,800 PRINTED 07/30/2025 BY SYS