PT OF GOVT LOTS 3 & 4
IN OR 328/37
(EX OR 2273/409)

SMITH INAH M
45280 BISMARK ROAD
CALLAHAN, FL 32011

2025

27-2N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

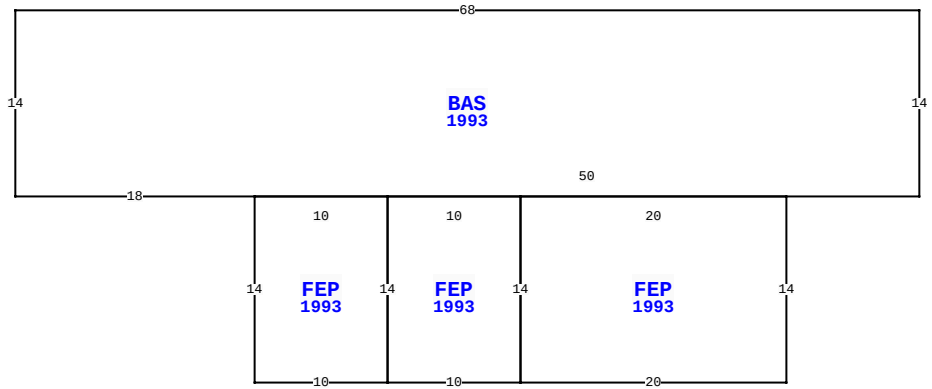
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	1993	952	21,888
FEP	140	85	1993	119	2,736
FEP	140	85	1993	119	2,736
FEP	280	85	1993	238	5,472
TOTALS	1,512			1,428	32,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,428	95.8000	76.64	109,442	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1428 HX Base Yr 1981



45280 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		32,833
TOTAL MARKET OB/XF VALUE		3,898
TOTAL LAND VALUE - MARKET		117,600
TOTAL MARKET VALUE		154,331
SOH/AGL Deduction		91,462
ASSESSED VALUE		62,869
TOTAL EXEMPTION VALUE	HX HB WX	42,869
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		154,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002338	REPAIR/RRF	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0328/0037	12/01/1980	WD	Q	I		26,500
GRANTOR:						
GRANTEE:						
0144/0637	1/01/1973	WD	Q	V		12,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 S14 E18 FEP=[YR=1993] S14 E10
FEP=[YR=1993] E10 FEP=[YR=1993] E20 N14 W20 S14$ N14 W10
S14$ N14 W10$ E50 N14$.

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	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1989	1989	3	20	256	
2	0681	POLE SHED	0	100	10	50	500.00	SF	15.00	15.00	100	1985	1985	3	20	1,500	
3	1242	WD DECK A	0	100	0	0	496.00	SF	10.00	10.00	100	1995	1995	3	20	992	
4	0940	SHEDS/PORT	0	100	14	10	140.00	SF	13.20	13.20	100	1985	1985	3	20	370	
5	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1996	1996	3	20	780	

LAND DESCRIPTION

TOTAL OB/XF 3,898

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	3.92	AC		1.00	1.00	1.00	30,000.00	30,000.00	117,600							

REVIEW DATE 02/13/2024 BY KWX Total Acres: 3.92 Total Land Value: 117,600 Market: 0 Agricultural: 0 Common: 117,600 PRINTED 07/30/2025 BY SYS