LOT 3
IN OR 1323/1501
BISMARK ACRES PB 5/283

MATHIS BRYAN J & JODY L
45217 BISMARK ROAD
CALLAHAN, FL 32011

2025

28-2N-25-0150-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	11	CLAY TILE 10
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	03	Quality Level 03

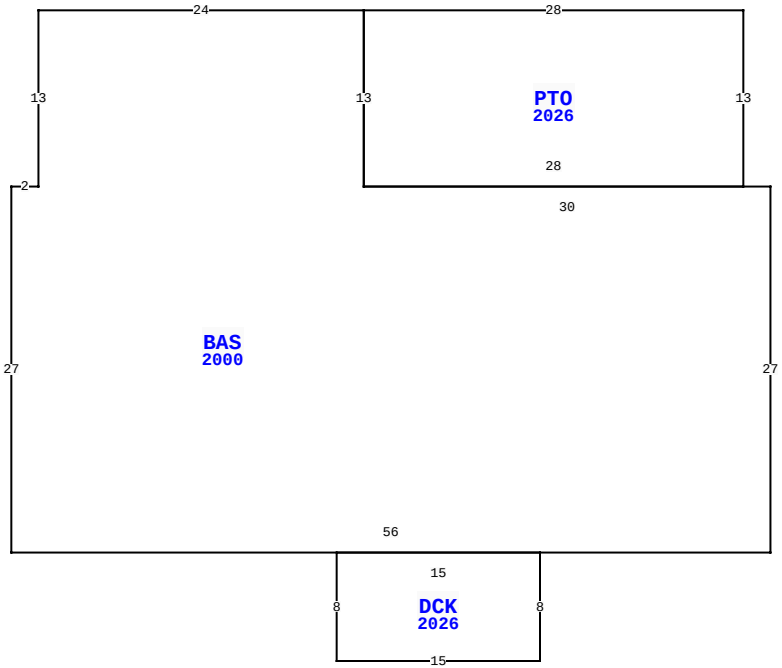
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	2000	1,824	67,613
DCK	120	15	2026	18	667
PTO	364	5	2026	18	667
TOTALS	2,308			1,860	68,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	124.6000	105.91	196,993	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2006 Heated Area: 1824 HX Base Yr 2006



45217 BISMARK RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		68,948
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		116,713
SOH/AGL Deduction		56,107
ASSESSED VALUE		60,606
TOTAL EXEMPTION VALUE	HX HB DX	40,606
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		116,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8354	MH MOVE-ON	8,000	11/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/1501	6/08/2005	WD	Q	I		12,000
GRANTOR: MISTLER SHELLY L						
GRANTEE: MATHIS BRYAN J & JO						
0692/1495	11/22/1993	N/A	Q	V	01	4,000
GRANTOR: RONNIE EDWARDS						
GRANTEE: SHELLY MISTLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W30 N13 W24 S13 W2 S27 E56 N27 $
DCK=[YR=2026;ORIG=-32,27] E15 S8 W15 N8 $
PTO=[YR=2026;ORIG=-30,-13] E28 S13 W28 N13 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS