LOTS 6 & 7 IN OR 1163 PG 1160
1997 SKYLINE DW/MH
BISMARK ACRES PB 5/283

BAKER WESLEY & TAMMY
45239 BISMARK ROAD
CALLAHAN, FL 32011

2025

28-2N-25-0150-0006-0000

NASSAU COUNTY PROPERTY

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 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

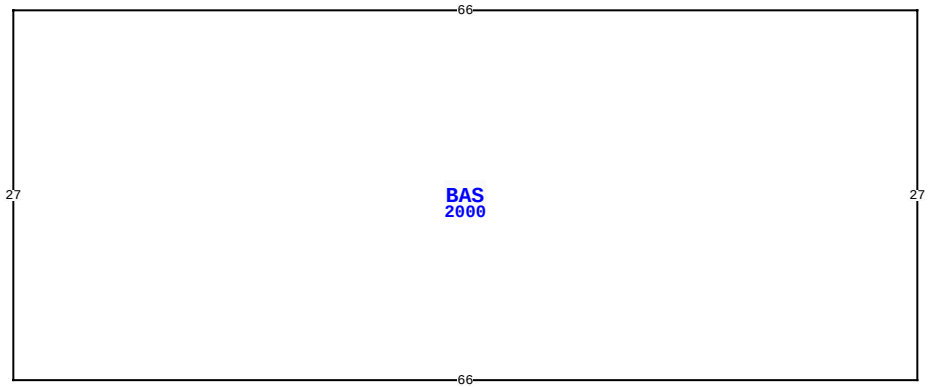
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2000	1,782	62,345
TOTALS	1,782			1,782	62,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	117.6000	99.96	178,129	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2013 Heated Area: 1782 HX Base Yr



45239 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		62,345
TOTAL MARKET OB/XF VALUE		480
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		132,825
SOH/AGL Deduction		61,773
ASSESSED VALUE		71,052
TOTAL EXEMPTION VALUE	13	71,052
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		132,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1163/1160	8/19/2003	WD	Q	I		90,000
GRANTOR: GREENPOINT MORTGAGE F						
GRANTEE: BAKER WESLEY & TAMM						
1163/1159	8/19/2003	QC	U	I	19	100
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: GREENPOINT MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W66 S27 E66 N27 $.

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	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
2	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	

TOTAL OB/XF 480

LAND DESCRIPTION

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS