LOT 8
BISMARK ACRES PB 5/283

**DUNN CHARLES M JR & ALICIA L**
45245 BISMARK RD
CALLAHAN, FL 32011

**2025**

**28-2N-25-0150-0008-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 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 | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

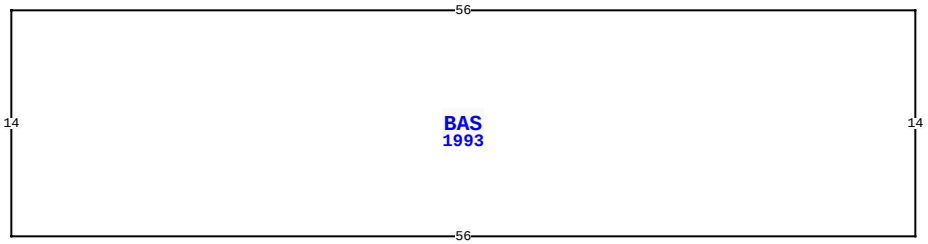
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 784 | 100 | 1993 | 784 | 19,870 |
| TOTALS | 784 | | | 784 | 19,870 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 784 | 105.6000 | 84.48 | 66,232 | 1983 | 1988 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 2024 Heated Area: 784 HX Base Yr




45245 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 | 19,870 |
| TOTAL MARKET OB/XF VALUE | 512 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 65,382 |
| SOH/AGL Deduction | 7,194 |
| ASSESSED VALUE | 58,188 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 58,188 |
| TOTAL JUST VALUE | 65,382 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 52,898 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 9366 | MH MOVE-ON | 6,000 | 12/01/1993 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2659/480 | 7/24/2023 | WD | Q | I | 01 | 70,000 |
| GRANTOR: MILLIGAN CARY | | | | | | |
| GRANTEE: DUNN CHARLES M JR & | | | | | | |
| 1841/0894 | 2/14/2013 | WD | Q | I | 02 | 25,000 |
| GRANTOR: JONES JOSEPH D | | | | | | |
| GRANTEE: MILLIGAN CARY & PAT | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 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 | 0 | 8 | 12 | 96.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 192 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 10 | 16 | 160.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 320 | |

### LAND DESCRIPTION

TOTAL OB/XF 512

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 12/04/2019 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS