PT OF LOT 10 & 27
IN OR 1587/1242
EX R/W IN OR 635/648

ACKERMAN JAMES T JR
45208 BISMARK ROAD
CALLAHAN, FL 32011

2025

28-2N-25-3060-0010-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

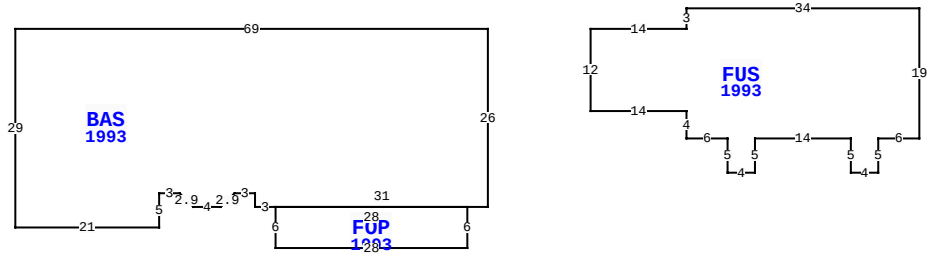
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,841	100	1993	1,841	184,511
FOP	168	30	1993	50	5,011
FUS	854	100	1993	854	85,591
TOTALS	2,863			2,745	275,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,745	117.2160	117.22	321,769	1990	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2009 Heated Area: 2695 HX Base Yr 2009



45208 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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		275,112
TOTAL MARKET OB/XF VALUE		10,129
TOTAL LAND VALUE - MARKET		80,100
TOTAL MARKET VALUE		365,341
SOH/AGL Deduction		193,069
ASSESSED VALUE		172,272
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		116,550
TOTAL JUST VALUE		365,341
NCON VALUE		6,600
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011471	INSTALL OPEN CARP	4,155	10/11/2024
B240011472	INSTALL 22X30 OPE	21,403	10/11/2024
R2300194	REPAIR/RRF	15,000	01/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1587/1242	10/01/2008	WD	Q	I	06	100
GRANTOR: BROWN CHARLETTA GREEN						
GRANTEE: ACKERMAN JAMES T JR						
1587/1240	10/01/2008	QC	U	I	07	100
GRANTOR: BAKER CHARLETTA						
GRANTEE: BROWN CHARLETTA GRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W69 S29 E21 N5 E3 D2 R2 E4 R2 U2 E3 S2 E3
FOP=[YR=1993] S6 E28 N6 W28$ E31 N26 $ PTR= E15 FUS=[YR=1993]
E14 N3 E34 S19 W6 S5 W4 N5 W14 S5 W4 N5 W6 N4 W14 N12 $ W15 $
.

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	0810	CONCRETE A	0	100	23	20	460.00	SF	6.50	6.50	100	1980	1980	3	30	897	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	1980	1980	3	20	322	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
4	0351	CARPORT MT	0	100	30	22	660.00	SF	10.00	10.00	100	2025	2024		100	6,600	

LAND DESCRIPTION

TOTAL OB/XF 10,129

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	1.78	AC		1.00	1.00	1.00	45,000.00	45,000.00	80,100							

REVIEW DATE 12/13/2024 BY TWX Total Acres: 1.78 Total Land Value: 80,100 Market: 0 Agricultural: 0 Common: 80,100 PRINTED 07/30/2025 BY SYS