PT OF LOT 13
PT IN OR 1019/295
(EX R/W IN OR 634/459 &

MOORE JACK E & MARCELLE C
45148 BISMARK ROAD
CALLAHAN, FL 32011

2025

28-2N-25-3060-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

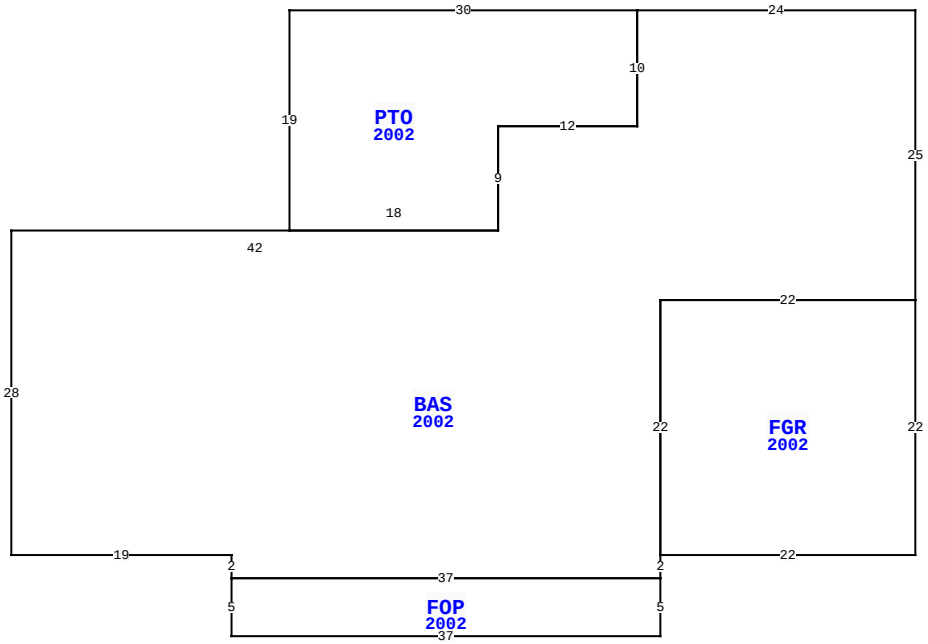
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,338	100	2002	2,338	269,171
FGR	484	55	2002	266	30,624
FOP	185	30	2002	56	6,448
PTO	462	5	2002	23	2,648
TOTALS	3,469			2,683	308,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,683	96.8544	127.85	343,022	2002	2008	0	0	0	9.95	90.05

1 SNGL FAM – 100% - 2002 Heated Area: 2338 HX Base Yr 2002



45148 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		308,891
TOTAL MARKET OB/XF VALUE		39,017
TOTAL LAND VALUE - MARKET		126,945
TOTAL MARKET VALUE		474,853
SOH/AGL Deduction		246,199
ASSESSED VALUE		228,654
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,932
TOTAL JUST VALUE		474,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2212308	REMODEL	30,000	08/11/2022
R2208746	REPAIR/RRF	23,898	06/07/2022
B2116099	SWIM POOL	55,000	11/18/2021
B9494	NEW CONSTR	170,652	04/01/2002
E9602	NEW CONSTR	3,300	04/01/2002
R3994	REPAIR/RRF	3,000	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1019/0295	11/09/2001	WD	Q	I		136,000
GRANTOR: KNIGHT DONALD S						
GRANTEE: MOORE JACK & MARCEL						
0706/0119	6/02/1994	WD	Q	I		72,500
GRANTOR: WATERS SAM R & PAM E						
GRANTEE: KNIGHT DONALD S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 PTO=[YR=2002] W30 S19 E18 N9 E12 N10 $ S10 W12 S9 W42 S28 E19 S2 FOP=[YR=2002] S5 E37 N5 W37 $ E37 N2 FGR=[YR=2002] E22 N22 W22 S22 $ N22 E22 N25 $.

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	0811	CONCRETE B	0	100	0	0	537.00	SF	5.20	5.20	100	2002	2002	3	80	2,234	
2	2701	QUONSET GD	0	100	30	26	780.00	SF	15.00	15.00	100	2004	2004	3	52	6,084	
3	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00	10.00	100	2010	2010	3	40	1,920	
4	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2022	2022	3	95	24,225	
5	0855	CONC PAVER	0	100	0	0	460.00	SF	10.00	10.00	100	2022	2022	3	99	4,554	

LAND DESCRIPTION

TOTAL OB/XF 39,017

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	6.51	AC		1.00	1.00	1.00	19,500.00	19,500.00	126,945							

REVIEW DATE 10/16/2024 BY TWA Total Acres: 6.51 Total Land Value: 126,945 Market: 0 Agricultural: 0 Common: 126,945 PRINTED 07/30/2025 BY SYS