PT OF LOTS 17 & 20
IN OR 931/1923
EAST CALLAHAN SUB PBK 1/2 &

HALL ROGER K & CYNTHIA
45086 BISMARK ROAD
CALLAHAN, FL 32011

2025

28-2N-25-3060-0017-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

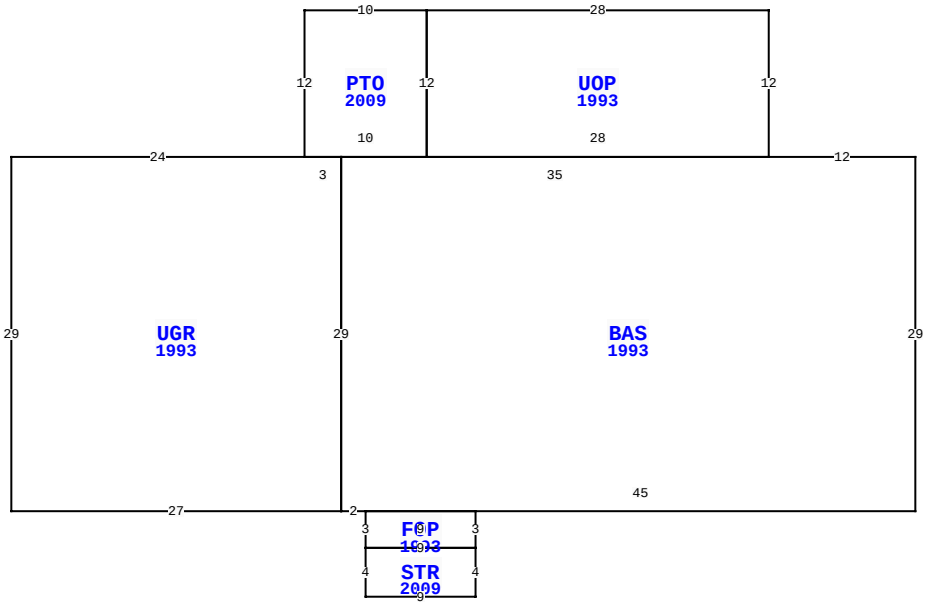
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,363	100	1993	1,363	112,763
FOP	27	30	1993	8	662
PTO	120	5	2009	6	496
STR	36	10	2009	4	331
UGR	783	45	1993	352	29,121
UOP	336	20	1993	67	5,543
TOTALS	2,665			1,800	148,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	119.9000	119.90	215,820	1960	1980	0	0	0	31.00	69.00

1 SINGLE FAM – 100% - 2001 Heated Area: 1363 HX Base Yr 2001



45086 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		148,916
TOTAL MARKET OB/XF VALUE		6,451
TOTAL LAND VALUE - MARKET		92,400
TOTAL MARKET VALUE		247,767
SOH/AGL Deduction		122,664
ASSESSED VALUE		125,103
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,381
TOTAL JUST VALUE		247,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP	N/A	17,900	06/12/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0931/1923	5/11/2000	WD	Q	I		103,000
GRANTOR: ANDREWS DAVID H & TON						
GRANTEE: HALL ROGER & CYNTHI						
0798/0475	7/01/1997	WD	Q	I		98,000
GRANTOR: RICHARDSON CHRISTOPHE						
GRANTEE: ANDREWS DAVID H & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UOP=[YR=1993] N12 W28 PTO=[YR=2009] W10 S12 UGR=[YR=1993] W24 S29 E27 N29 W3$ E10 N12$ S12 E28$ W35 S29 E2 FOP=[YR=1993] S3 STR=[YR=2009] S4 E9 N4 W9$ E9 N3 W9$ E45 N29$.

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	21	27	567.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,459	
2	0810	CONCRETE A	0	100	0	0	89.00	SF	6.50	6.50	100	1987	1987	3	49.5	286	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	56	1,120	
4	0300	BOAT DCK W	0	100	12	10	120.00	SF	40.00	40.00	100	1985	1985	3	20	960	
5	0940	SHEDS/PORT	0	100	10	24	240.00	SF	30.00	30.00	100	1985	1985	3	20	1,440	
6	0350	CARPORT WD	0	100	19	24	456.00	SF	13.00	13.00	100	1985	1985	3	20	1,186	

LAND DESCRIPTION

TOTAL OB/XF 6,451

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	3.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	92,400							

REVIEW DATE 11/13/2019 BY KBA Total Acres: 3.08 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400 PRINTED 07/30/2025 BY SYS