PT LOT 19 LYING SOUTH & EAST
OF BISMARK ROAD (EX S'LY 43FT)
IN OR 2104/1409

ROBERTS JEREMY
45072 BISMARK RD
CALLAHAN, FL 32011

2025

28-2N-25-3060-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

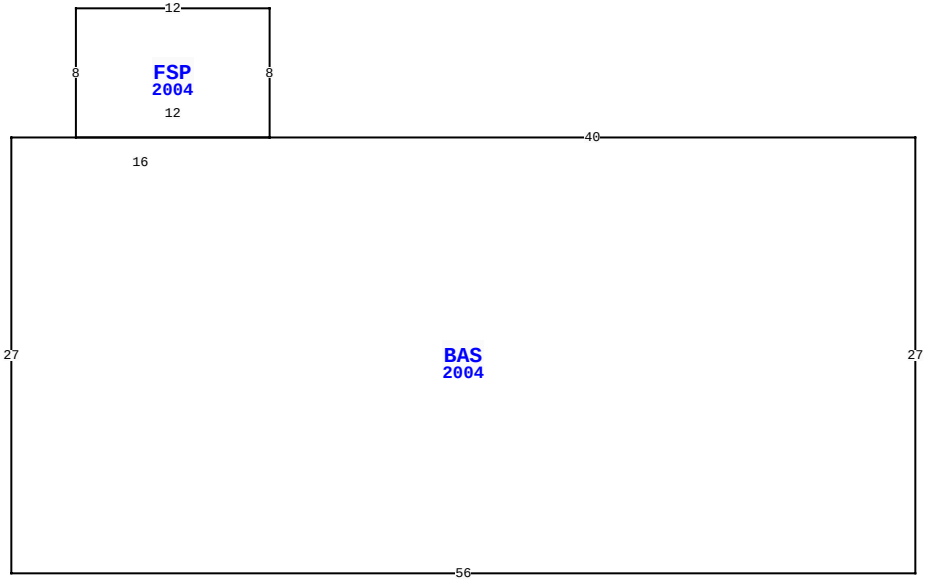
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2004	1,512	71,807
FSP	96	60	2004	58	2,755
TOTALS	1,608			1,570	74,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,570	116.4000	98.94	155,336	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



45072 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	74,561
TOTAL MARKET OB/XF VALUE	2,566
TOTAL LAND VALUE - MARKET	77,850
TOTAL MARKET VALUE	154,977
SOH/AGL Deduction	29,457
ASSESSED VALUE	125,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,520
TOTAL JUST VALUE	154,977
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,674

MERT 2002 _ VIN: FLHMLCF163725330(A/B) _ DW/MH "20

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3636	MH MOVE-ON	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2104/1409	2/28/2017	SW	U	I	18	61,400
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: ROBERTS JEREMY						
2091/1300	6/16/2016	SW	U	I	18	100
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W40 FSP=[YR=2004] N8 W12 S8 E12$ W16 S27 E56 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	0	8	12	96.00	SF	10.00	10.00	100	2001	2001	3	20	192	
2	0810	CONCRETE A	0	0	0	0	440.00	SF	6.50	6.50	100	2004	2004	3	83	2,374	

LAND DESCRIPTION

TOTAL OB/XF 2,566

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		OR	0.00	0.00	1.73	AC		1.00	1.00	1.00	45,000.00	45,000.00	77,850							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.73 Total Land Value: 77,850 Market: 0 Agricultural: 0 Common: 77,850 PRINTED 07/30/2025 BY SYS