

**BROWN WILLIAM R & DELORES O L/E/
45181 BISMARK RD
CALLAHAN, FL 32011**

28-2N-25-3060-0028-0030

NASSAU COUNTY PROPERTY						
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VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE		372,014				
TOTAL MARKET OB/XF VALUE		4,283				
TOTAL LAND VALUE - MARKET		126,600				
TOTAL MARKET VALUE		502,897				
SOH/AGL Deduction		299,941				
ASSESSED VALUE		202,956				
TOTAL EXEMPTION VALUE	HX HB	50,722				
BASE TAXABLE VALUE		152,234				
TOTAL JUST VALUE		502,897				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		435,674				
MISC POLE SHED = NV : KW 10/23						
DORMERS ARE FAKE						
PERMIT NUM		DESCRIPTION		AMT		ISSUED
R2210441		REPAIR/RRF		38,687		11/01/2022
3718		REPAIR/RRF		10,000		12/01/2001
3758		REPAIR/RRF		5,500		12/01/2001
5548		H/AC		0		12/01/2001
8854		NEW CONSTR		0		12/01/2001
9040		NEW CONSTR		151,490		12/01/2001
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2791/1362	5/30/2025	WD	U	I	11	100
GRANTOR: BROWN WILLIAM R & DEL						
GRANTEE: BROWN WILLIAM R JR						
0988/1524	5/29/2001	WD	Q	V		50,000
GRANTOR: REYES JOHHNY C & ARLE						
GRANTEE: BROWN WILLIAM R & D						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2002] W23 FSP=[YR=2009] N4 W44 S10 E44 N6\$ S6 W44 S35 E16 FOP=[YR=2002] S8 E29 N8 FGR=[YR=2002] E22 N17 W22 S17\$W29\$ E29 N17 E22 N24\$ PTR=N15 UDG=[YR=2002] N37 E33 S37 W33\$ S15\$.						
ND UE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR CONSRV
26,600						
Common: 126,600 PRINTED 07/30/2025 BY SYS						