PT OF LOT 1 (S-2)
EX R/W IN OR 635/656
BRANDIES & PICKETT SUB PB 1/4

COOLEY JEANNETTE L/E/
45039 BISMARK ROAD
CALLAHAN, FL 32011

2025

28-2N-25-3080-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

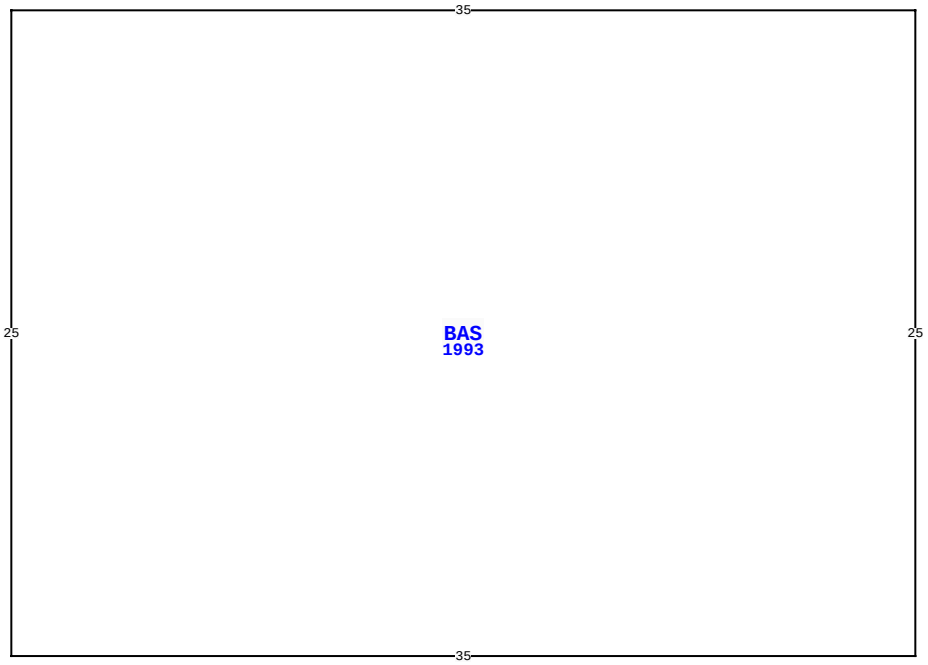
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	1993	875	14,768
TOTALS	875			875	14,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	875	76.0320	28.13	24,614	1985	2000	0	0	0	40.00	60.00

2 GARAGE RES – 100% - 2022 Heated Area: 875 HX Base Yr 2022



45039 BISMARK RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		305,933
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		85,950
TOTAL MARKET VALUE		395,348
SOH/AGL Deduction		84,972
ASSESSED VALUE		310,376
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,654
TOTAL JUST VALUE		395,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007066	CO ISSUED	0	03/02/2021
20007066	NEW CONSTR	248,842	08/10/2020
19011389	DEMOLITION	4,000	10/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2760/1066	12/19/2024	LE	U	I	11	100
GRANTOR: COOLEY JEANNETTE						
GRANTEE: STEPHEN SILLER TUNN						
2760/1064	12/19/2024	SW	U	I	11	100
GRANTOR: COOLEY JEANNETTE TRUS						
GRANTEE: COOLEY JEANNETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S25 E35 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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	1.91	AC		1.00	1.00	1.00	45,000.00	45,000.00	85,950							

REVIEW DATE 07/20/2021 BY KB Total Acres: 1.91 Total Land Value: 85,950 Market: 0 Agricultural: 0 Common: 85,950 PRINTED 07/30/2025 BY SYS

PT OF LOT 1 (S-2)
EX R/W IN OR 635/656
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2025

28-2N-25-3080-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

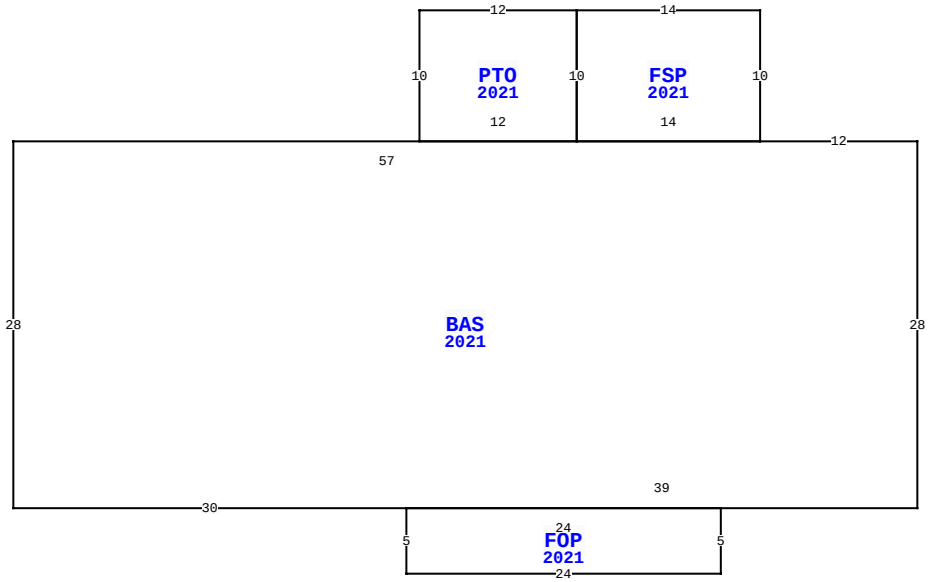
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,932	100	2021	1,932	277,109
FOP	120	30	2021	36	5,164
FSP	140	40	2021	56	8,032
PTO	120	5	2021	6	860
TOTALS	2,312			2,030	291,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,030	109.7600	144.88	294,106	2021	2021	0	0	0	1.00	99.00

3 SNGL FAM – 100% - 2022 Heated Area: 1932 HX Base Yr 2022



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GRANTEE: STEPHEN SILLER TUNN						
2760/1064	12/19/2024	SW	U	I	11	100
GRANTOR: COOLEY JEANNETTE TRUS						
GRANTEE: COOLEY JEANNETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 FSP=[YR=2021] N10 W14 PTO=[YR=2021] W12 S10 E12 N10$ S10 E14$ W57 S28 E30 FOP=[YR=2021] S5 E24 N5 W24$ E39 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/20/2021 BY KB Total Acres: 1.91 Total Land Value: 85,950 Market: 0 Agricultural: 0 Common: 85,950 PRINTED 07/30/2025 BY SYS