E100 FT OF E1/2 OF LOT 1
IN OR 1692/405
R378436 & R378437

MILLER MURIALDEAN
45043 BISMARK ROAD
CALLAHAN, FL 32011

2025

28-2N-25-3080-0001-0030

BUILDING CHARACTERISTICS

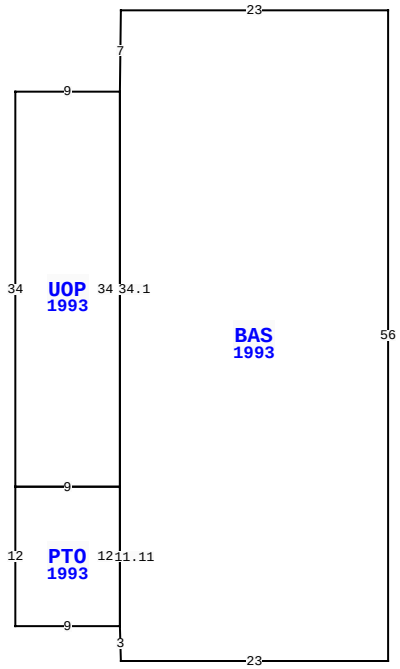
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,292	100	1993	1,292	38,326
PTO	108	5	1993	5	148
UOP	306	25	1993	76	2,255
TOTALS	1,706			1,373	40,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,373	123.6000	98.88	135,762	1978	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1292 HX Base Yr 1996



45043 BISMARK RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		40,729
TOTAL MARKET OB/XF VALUE		2,328
TOTAL LAND VALUE - MARKET		22,050
TOTAL MARKET VALUE		65,107
SOH/AGL Deduction		29,599
ASSESSED VALUE		35,508
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,508
TOTAL JUST VALUE		65,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,116

1978 BRIGADIER BUNG _ R378436 & R378437

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1692/0405	12/11/2009	WD	U	I	11	100
GRANTOR: HEALY MURGUAREE G						
GRANTEE: MILLER MURIALDEAN						
0724/1023	2/27/1995	AD	Q	I		45,000
GRANTOR: HEALEY MARGUAREE G						
GRANTEE: MILLER MURIALDEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-34.11,-30] W23 D7L0.1 D34.1L0 D11.11R0 D3R0.1 E23 N56 $
UOP=[YR=1993;ORIG=-67,-23] S34 E9 N34 W9 $
PTO=[YR=1993;ORIG=-67,23] E9 N12 W9 S12 $
.

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	1981	1981	3	20	772	
2	0751	UOP	0	100	8	16	128.00	SF	10.00	10.00	100	1991	1991	3	20	256	
3	0350	CARPORT WD	0	100	20	25	500.00	SF	13.00	13.00	100	1990	1990	3	20	1,300	

LAND DESCRIPTION

TOTAL OB/XF 2,328

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	0.49	AC		1.00	1.00	1.00	45,000.00	45,000.00	22,050							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.49 Total Land Value: 22,050 Market: 0 Agricultural: 0 Common: 22,050 PRINTED 07/30/2025 BY SYS