PT OF LOTS 2 & 3 (S-5)
IN OR 2413/198 (EX S-6)
BRANDIES & PICKETT SUB PB 1/4

MILEY BENJAMIN TRAVIS
45026 BISMARK ROAD
CALLAHAN, FL 32011

2025

28-2N-25-3080-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	02	Quality Level 02

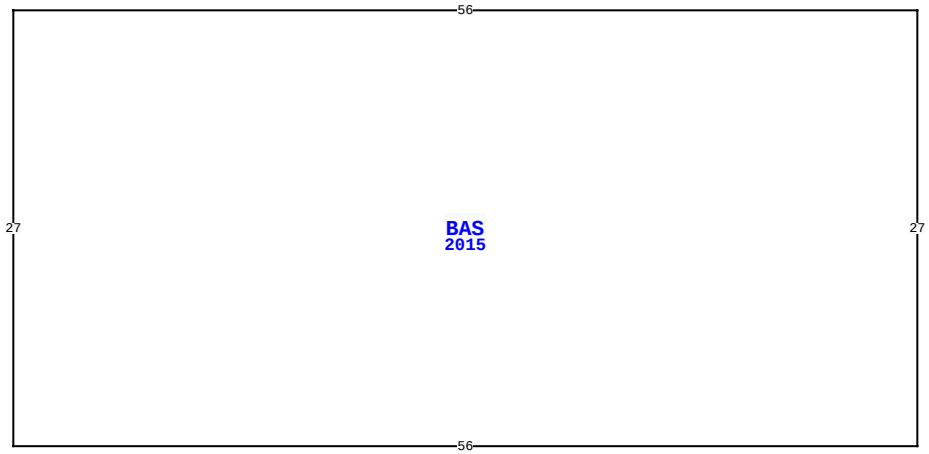
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2015	1,512	94,249
TOTALS	1,512			1,512	94,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	81.4800	69.26	104,721	2015	2018	0	0	0	10.00	90.00

3 M/H 94+ – 100% - 2021 Heated Area: 1512 HX Base Yr 2021



45026 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		94,249
TOTAL MARKET OB/XF VALUE		6,514
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		145,763
SOH/AGL Deduction		42,344
ASSESSED VALUE		103,419
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,697
TOTAL JUST VALUE		145,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531357	CARPORT	12,767	11/01/2015
MH5589	CO ISSUED	0	10/07/2014
MH145589	MH MOVE-ON	0	09/01/2014
B1429126	DEMOLITION	3,000	08/01/2014
R980826	REPAIR/RRF	0	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/0198	11/19/2020	WD	Q	I	02	115,000
GRANTOR: LOSCO JASON C & KATHE						
GRANTEE: MILEY BENJAMIN TRAV						
1424/0881	6/29/2006	WD	Q	I		100,000
GRANTOR: STREET JOHN H JR & BE						
GRANTEE: LOSCO JASON C & KAT						

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	0812	CONCRETE C	0	100	0	0	1,154.00	SF	4.00	4.00	100	1995	1995	3	68	3,139	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1998	1998	3	20	1,152	
3	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	2015	2015	3	95	2,223	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 6,514

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS