IN OR 799/246
EX 2-22

MCKAY LORI D
45982 BISMARK RD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0002-0080

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

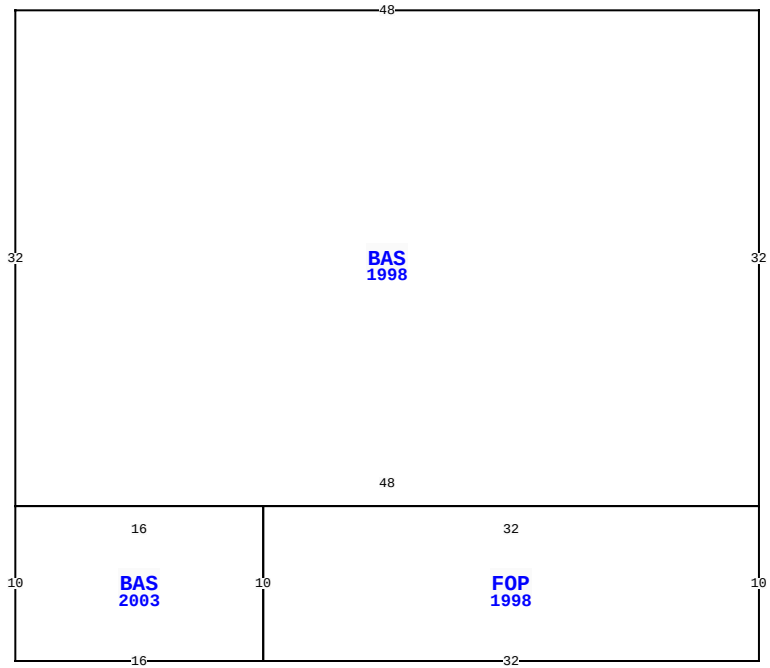
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1998	1,536	166,795
BAS	160	100	2003	160	17,375
FOP	320	30	1998	96	10,425
TOTALS	2,016			1,792	194,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	123.7500	123.75	221,760	1998	1999	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 1999 Heated Area: 1696 HX Base Yr 1999



45982 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/20/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		194,594
TOTAL MARKET OB/XF VALUE		3,580
TOTAL LAND VALUE - MARKET		179,550
TOTAL MARKET VALUE		245,727
SOH/AGL Deduction		142,739
ASSESSED VALUE		102,988
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,266
TOTAL JUST VALUE		377,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0799/0246	7/11/1997	WD	Q	V		65,700

GRANTOR: BRANDIES GENE S SR
GRANTEE: MCKAY LORI D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S32 BAS=[YR=2003] S10 E16 FOP=[YR=1998] E32 N10 W32 S10$ N10 W16$ E48 N32$.

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	1998	1998	3	80	2,800	
2	0940	SHEDS/PORT	0	100	10	13	130.00	SF	30.00	30.00	100	1996	1996	3	20	780	

LAND DESCRIPTION

TOTAL OB/XF 3,580

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	6.90	AC		1.00	1.00	1.00	370.00	370.00	2,553							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.90	AC		1.00	1.00	1.00	19,500.00	19,500.00	134,550							

REVIEW DATE 05/18/2020 BY KBA Total Acres: 7.90 Total Land Value: 47,553 Market: 134,550 Agricultural: 2,553 Common: 45,000 PRINTED 07/30/2025 BY SYS