IN OR 1645/167 & OR 1645/169

HATTON GREGORY R & AMANDA ANN
45944 BISMARK ROAD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0002-0160

BUILDING CHARACTERISTICS

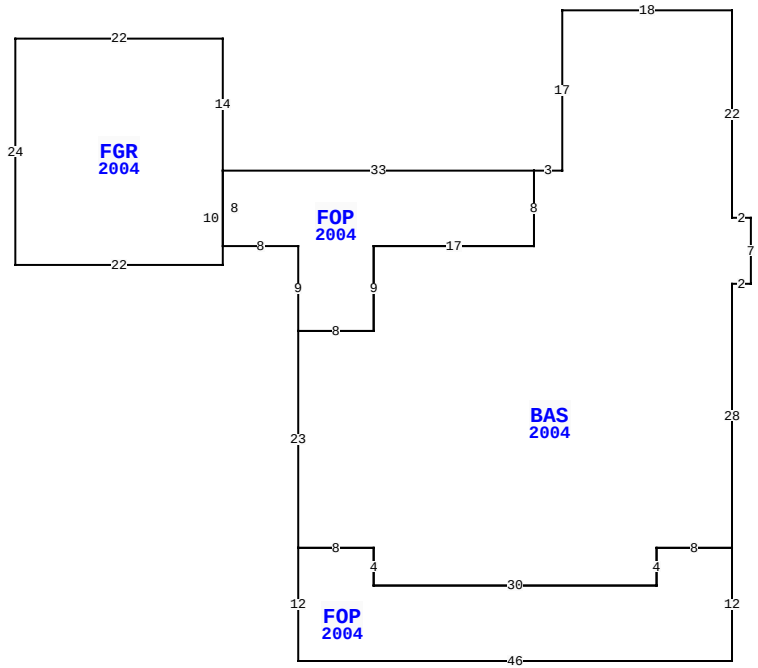
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,008	100	2004	2,008	198,752
FGR	528	55	2004	290	28,704
FOP	336	30	2004	101	9,997
FOP	432	30	2004	130	12,867
TOTALS	3,304			2,529	250,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,529	109.3680	109.37	276,597	2004	2004	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2005 Heated Area: 2008 HX Base Yr 2005



45944 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		250,320
TOTAL MARKET OB/XF VALUE		7,912
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		393,232
SOH/AGL Deduction		190,511
ASSESSED VALUE		202,721
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,999
TOTAL JUST VALUE		393,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414289	ADDITION	0	12/01/2004
M7579	H/AC	0	10/01/2003
B11711	NEW CONSTR	174,500	09/18/2003
R5439	REPAIR/RRF	0	09/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1645/0169	10/22/2009	QC	U	I	11	100
GRANTOR: HUNT GRACE DIANE						
GRANTEE: HATTON GREGORY RONA						
1645/0167	10/22/2009	WD	U	I	11	100
GRANTOR: HUNT RICHARD DAVID JR						
GRANTEE: HATTON GREGORY RONA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 S17 W3 FOP=[YR=2004] W33 FGR=[YR=2004] N14 W22 S24 E22 N10$ S8 E8 S9 E8 N9 E17 N8$ S8 W17 S9 W8 S23 FOP=[YR=2004] S12 E46 N12 W8 S4 W30 N4 W8$ E8 S4 E30 N4 E8 N28 E2 N7 W2 N22$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	87	1,740	
2	0811	CONCRETE B	0	100	0	0	1,014.00	SF	5.20	5.20	100	2004	2004	3	83	4,376	
3	0351	CARPORT MT	0	100	36	36	1,296.00	SF	6.30	6.30	100	2005	2005	3	22	1,796	

LAND DESCRIPTION

TOTAL OB/XF 7,912

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	0005	OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	135,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.50 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS