PT GOVT LOT 2 OF SEC 26-2N-25E
IN OR 2626/1218 (EX ESMT IN
OR 882/594 & EX CNSVTN ESMT

THURMAN TIMOTHY N
45657 BISMARK RD
CALLAHAN, FL 32011

2026

26-2N-25-0000-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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 30
Interior Floo	11	CLAY TILE 20
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
Quality	06	Quality Level 06

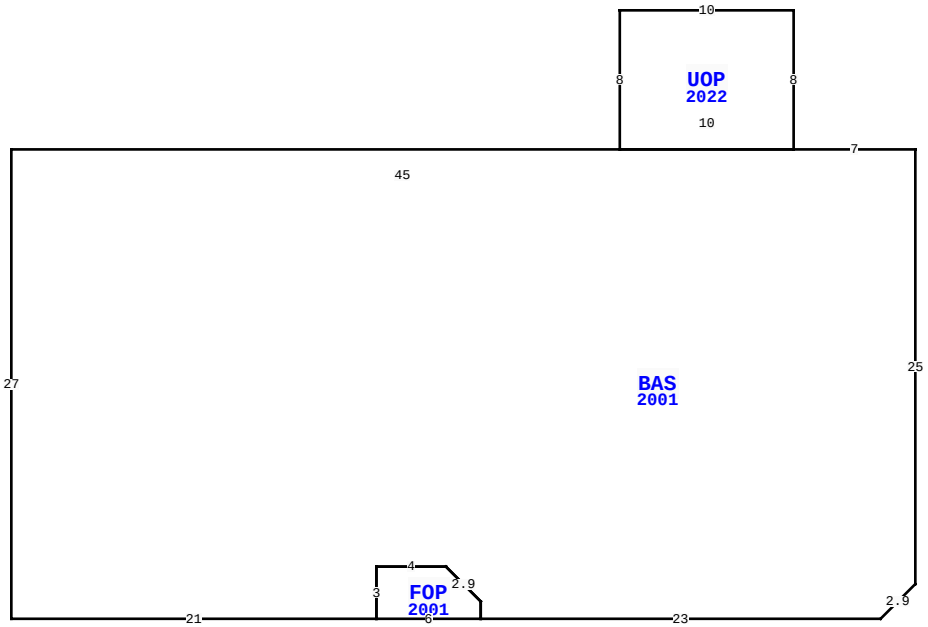
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100	2001	1,386	121,631
FOP	16	30	2001	5	439
UOP	80	25	2022	20	1,755
TOTALS	1,482			1,411	123,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,411	152.3600	137.12	193,476	2001	2011	0	0	0	36.00	64.00

1 M/H 94+ 0% - 2024 Heated Area: 1386 HX Base Yr



45657 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	123,825
TOTAL MARKET OB/XF VALUE	5,917
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	234,742
SOH/AGL Deduction	24,952
ASSESSED VALUE	209,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,790
TOTAL JUST VALUE	234,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013437	MH MOVE-ON	0	03/01/2001
B951129	MH MOVE-ON	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/1218	3/16/2023	WD	Q	I	01	235,000
GRANTOR: INBUSINESS INC						
GRANTEE: THURMAN TIMOTHY N						
2282/1287	5/22/2019	WD	U	I	38	109,000
GRANTOR: MCCLELLAN WANDA R N/K						
GRANTEE: INBUSINESS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W7 UOP=[YR=2022] N8 W10 S8 E10$ W45 S27 E21
FOP=[YR=2001] E6 N1 U2 L2 W4 S3$ N3 E4 D2 R2 S1 E23 U2
R2 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	83	1,660	
2	0681	POLE SHED	0	0	13	55	715.00	SF	15.00	15.00	100	1996	1996	3	20	2,145	
4	0752	USP	0	0	20	16	320.00	SF	15.00	15.00	100	2008	2008	3	44	2,112	

LAND DESCRIPTION

TOTAL OB/XF 5,917

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	0	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	105,000							

REVIEW DATE 01/20/2023 BY KW Total Acres: 3.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS