

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20FACE BRICK 80
05AVERAGE 20
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 80
13LVT/LAMNT 20
03CENTRAL 100
04AIR DUCTED 100
3100
2100
02WOOD FRAME 100
1.1.100
0100
06DIST 1D 100
00NONE 100
06Quality Level 06
0100SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,69710019931,697166,889
BAS216100200221621,242
FGR58855199332331,765
FOP243019937688

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,243121.4906127.57286,140199019910022.9177.09

NASSAW COUNTY PROPERTY

VALUATION SUMMARY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESED VALUETOTAL EXEMPTION VALUEHX HB WRBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

220,58519269,500290,2770290,27756,411233,866290,2770277,802

PERMIT NUMDESCRIPTIONAMTISSUED

MH00MH MOVE-ON005/01/2000
MH003048MH MOVE-ON004/01/2000
MH992815MH MOVE-ON008/01/1999
94349MH MOVE-ON40001/01/1994
7444REPAIR/RRF90008/07/1991
4925NEW CONSTR58,31605/26/1988

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / RSNCDSALE PRICE

2406/10269/03/2020LEUI11100

GRANTOR: PETERSON SYLVIA
GRANTEE: OWENS RUSS B JR ET
1462/195312/04/2006QCQI06100
GRANTOR: SCHUMAN ANN
GRANTEE: PETERSON SYLVIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 BAS=[YR=2002] N12 W18 S12 E18\$ W34 S33 E29
FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S4 E2 S1 E5 N1 E3
FGR=[YR=1993] S6 E21 N28 W21 S22\$ N22 E21 N11\$.

LAND DESCRIPTION

TOTAL OB/XF192

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT DPTHTDPH FACT% CONDTOT ADJUNIT PRICELAND VALUETHOT ADJ UNIT PRICEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100OR0.000.001.39AC1.001.001.0050,000.0050,000.0069,500

EXTRA FEATURES

45256 BISMARK RD, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

05/07/2026MLU

REVIEW DATE01/01/2023BYCDTotal Acres: 1.39Total Land Value: 69,500Market: 0Agricultural: 0Common: 69,500PRINTED 07/09/2026 BY SYS