PT OF SEC 27-2N-25E
IN OR 2110/1878

BOWMAN MARION K
45265 BISMARK RD
CALLAHAN, FL 32011

2026

27-2N-25-0000-0003-0070

BUILDING CHARACTERISTICS

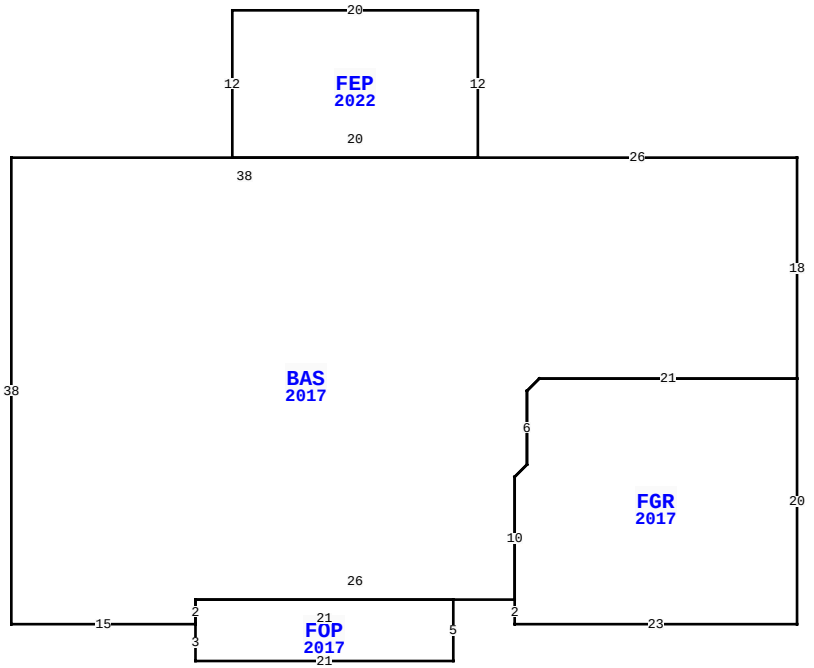
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,928	100	2017	1,928	246,351
FEP	240	80	2022	192	24,533
FGR	452	55	2017	249	31,816
FOP	105	30	2017	32	4,089
TOTALS	2,725			2,401	306,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,401	95.2560	132.41	317,916	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2018 Heated Area: 1928 HX Base Yr 2018



45265 BISMARK RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		306,789
TOTAL MARKET OB/XF VALUE		8,539
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		390,328
SOH/AGL Deduction		156,668
ASSESSED VALUE		233,660
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		177,249
TOTAL JUST VALUE		390,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002677	CO ISSUED	0	03/30/2017
B1632878	NEW CONSTR	243,207	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2110/1878	2/22/2017	WD	U	I	11	100
GRANTOR: PETERSON SYLVIA						
GRANTEE: BOWMAN BENNY M & MA						
2050/1583	6/03/2016	WD	P	I	98	38,000
GRANTOR: PETERSON SYLVIA						
GRANTEE: BOWMAN BENNY M & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W26 FEP=[YR=2022] N12 W20 S12 E20$ W38 S38 E15 FOP=[YR=2017] S3 E21 N5 W21 S2$ N2 E26 FGR=[YR=2017] S2 E23 N20 W21 D1 L1 S6 D1 L1 S10$ N10 U1 R1 N6 R1 U1 E21 N18$.

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	0681	POLE SHED	0	100	24	24	576.00	SF	7.50	7.50	100	2018	2018	3	81	3,499	
2	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	1970	1970	3	20	5,040	

LAND DESCRIPTION

TOTAL OB/XF 8,539

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	1.50	AC		1.00	1.00	1.00	50,000.00	50,000.00	75,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS