IN OR 2773/1075

HALL FAMILY TRUST/HALL SHERRIE TRUSTEE
45246 BISMARK RD
CALLAHAN, FL 32011

2026

28-2N-25-0000-0005-0040

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

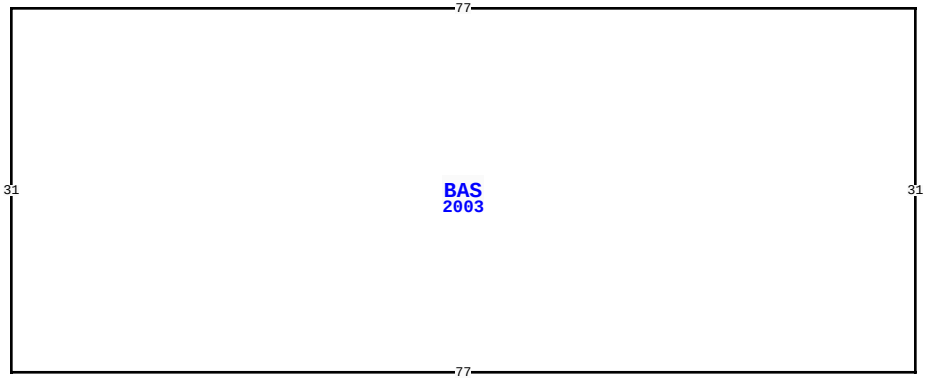
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,387	100	2003	2,387	120,855
TOTALS	2,387			2,387	120,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,387	117.2000	105.48	251,781	2003	2003	0	0	0	52.00	48.00

1 M/H 94+ 100% - 2004 Heated Area: 2387 HX Base Yr 2004



45246 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		120,855
TOTAL MARKET OB/XF VALUE		5,431
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		176,286
SOH/AGL Deduction		87,271
ASSESSED VALUE		89,015
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		37,604
TOTAL JUST VALUE		176,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M6677	H/AC	0	01/16/2003
B10613	FOUNDATION	1,900	01/03/2003
MH	MH MOVE-ON	0	01/03/2003
P6325	NEW CONSTR	0	01/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2773/1075	12/12/2024	WD	U	I	11	100
GRANTOR: HALL SHERRIE M & GORD						
GRANTEE: HALL FAMILY TRUST						
2773/1072	12/12/2024	SW	U	I	11	100
GRANTOR: HOLTON SHERRI M						
GRANTEE: HALL SHERRIE & GORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W77 S31 E77 N31 $.

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	0752	USP	0	100	16	8	128.00	SF	15.00	15.00	100	1998	1998	3	24	461	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	21.30	21.30	100	1995	1995	3	20	426	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
4	0681	POLE SHED	0	100	12	16	192.00	SF	15.00	15.00	100	2005	2005	3	32	922	
5	0351	CARPORT MT	0	100	10	20	200.00	SF	10.00	10.00	100	2005	2005	3	21	420	
6	1242	WD DECK A	0	100	0	0	108.00	SF	10.00	10.00	100	2005	2005	3	21	227	

LAND DESCRIPTION

TOTAL OB/XF 5,431

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS