LOT 2
BISMARK ACRES PB 5/283

LEWIS CORDIS ALLEGRA/DORSEY CAROLYNN CORDIS
45213 BISMARK ROAD
CALLAHAN, FL 32011

2026

28-2N-25-0150-0002-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

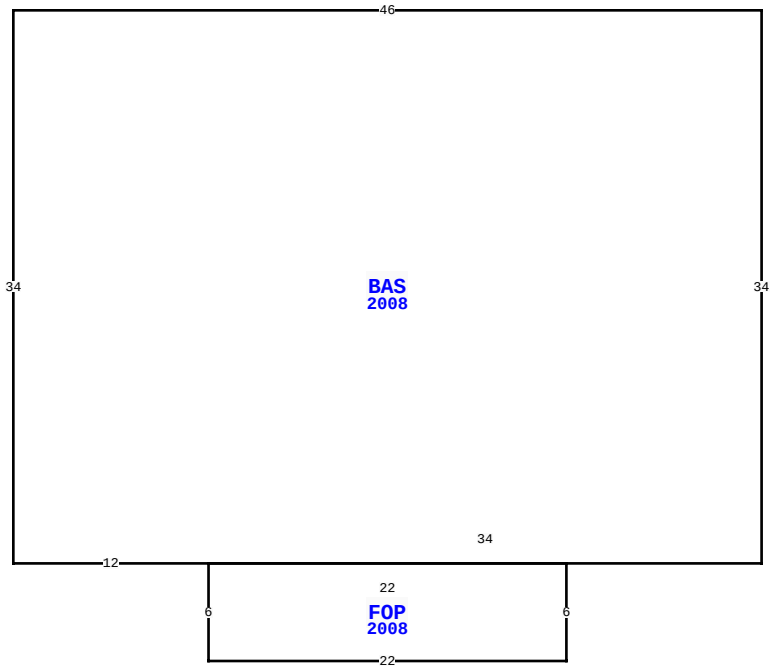
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	2008	1,564	222,365
FOP	132	30	2008	40	5,687
TOTALS	1,696			1,604	228,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,604	111.1800	154.54	247,882	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM 100% - 2025 Heated Area: 1564 HX Base Yr 2025



45213 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		238,849
TOTAL MARKET OB/XF VALUE		643
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		289,492
SOH/AGL Deduction		2,290
ASSESSED VALUE		287,202
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		230,791
TOTAL JUST VALUE		289,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260001446	650 24*40	66,854	02/11/2026
21010203	XFOB	20,512	08/04/2021
R11200	REPAIR/RRF	2,923	04/01/2008
E20315	ELEC OTHER	2,690	12/01/2007
M13488	MECH OTHER	0	12/01/2007
P12860	OTHER	0	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/1126	10/31/2024	QC	U	I	11	100
GRANTOR: LEWIS CORDIS ALLEGRA						
GRANTEE: LEWIS CORDIS ALLEGR						
2738/1628	9/03/2024	WD	Q	I	01	365,000
GRANTOR: GARDINIER JAMES E & C						
GRANTEE: LEWIS CORDIS ALLEGR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W46 S34 E12 FOP=[YR=2008] S6 E22 N6 W22$ E34 N34$.

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
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	1998	1998	3	20	643	

LAND DESCRIPTION

TOTAL OB/XF 643

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	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/04/2026 BY TW Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

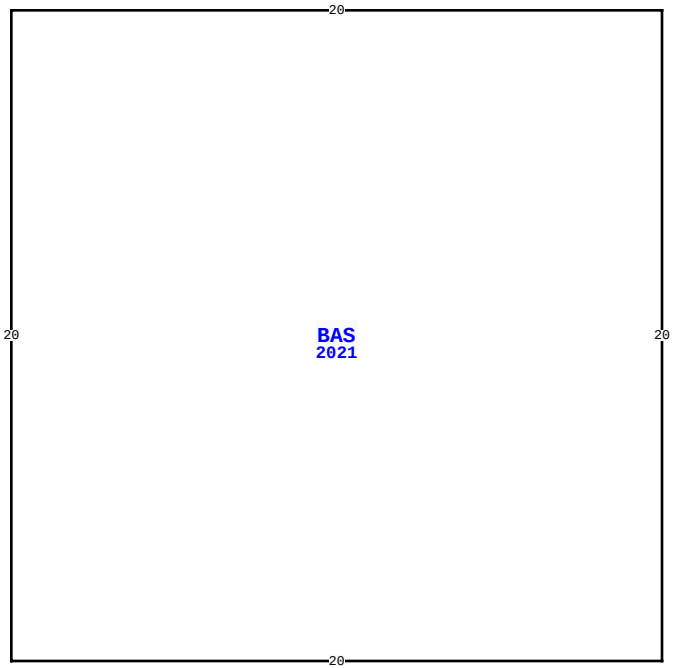
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2021	400	10,798
TOTALS	400			400	10,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	72.1050	28.12	11,248	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2025 Heated Area: 400 HX Base Yr 2025



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TOTAL JUST VALUE		289,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20632	CO ISSUED	0	10/01/2007
B20632	NEW CONSTR	112,464	10/01/2007
MH003171	MH MOVE-ON	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/1126	10/31/2024	QC	U	I	11	100
GRANTOR: LEWIS CORDIS ALLEGRA						
GRANTEE: LEWIS CORDIS ALLEGR						
2738/1628	9/03/2024	WD	Q	I	01	365,000
GRANTOR: GARDINIER JAMES E & C						
GRANTEE: LEWIS CORDIS ALLEGR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S20 E20 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/04/2026 BY TW Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS