LOT 5
IN OR 1840/537
1989 SAND SW/MH

CONNER CHAD DANIEL
45229 BISMARK RD
CALLAHAN, FL 32011

2026

28-2N-25-0150-0005-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

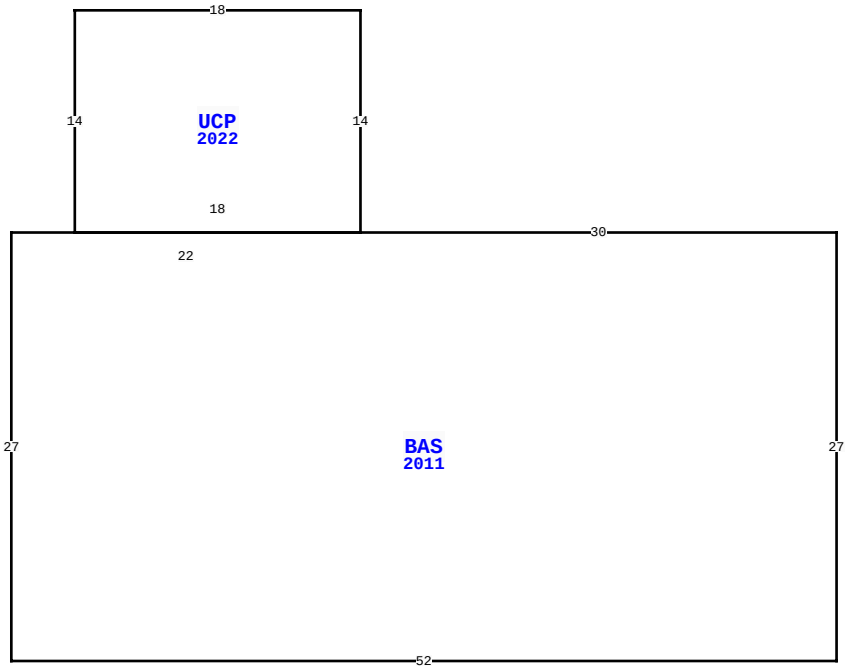
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2011	1,404	113,345
UCP	252	20	2022	50	4,036
TOTALS	1,656			1,454	117,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,454	140.1600	126.14	183,408	2011	2011	0	0	0	36.00	64.00

1 M/H 94+ 0% - 0 Heated Area: 1404 HX Base Yr



45229 BISMARK RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	117,381
TOTAL MARKET OB/XF VALUE	5,433
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	177,814
SOH/AGL Deduction	24,335
ASSESSED VALUE	153,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,479
TOTAL JUST VALUE	177,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5382	CO ISSUED	0	11/23/2011
MH115382	MH MOVE-ON	0	11/07/2011
E23913	NEW CONSTR	0	10/01/2011
M16627	H/AC	0	10/01/2011
MH992757	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1840/0537	2/15/2013	QC	U	I	11	100
GRANTOR: CONNER ROBERT H II &						
GRANTEE: CONNER CHAD DANIEL						
1365/0397	11/07/2005	WD	U	I	11	53,000
GRANTOR: JONES DAVID						
GRANTEE: CONNER ROBERT H II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W30 UCP=[YR=2022] N14 W18 S14 E18$ W22 S27 E52 N27$.

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	0940	SHEDS/PORT	0	0	8	15	120.00	SF	30.00	30.00	100	2008	2008	3	27	972	
2	0751	UOP	0	0	8	4	32.00	SF	10.00	10.00	100	2008	2008	3	44	141	
3	0351	CARPORT MT	0	0	30	24	720.00	SF	10.00	10.00	100	2015	2015	3	60	4,320	

LAND DESCRIPTION

TOTAL OB/XF 5,433

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	0003	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	50,000.00	50,000.00	55,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.10 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS