LOT 8
BISMARK ACRES PB 5/283

DUNN CHARLES M JR & ALICIA L
45245 BISMARK RD
CALLAHAN, FL 32011

2026

28-2N-25-0150-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

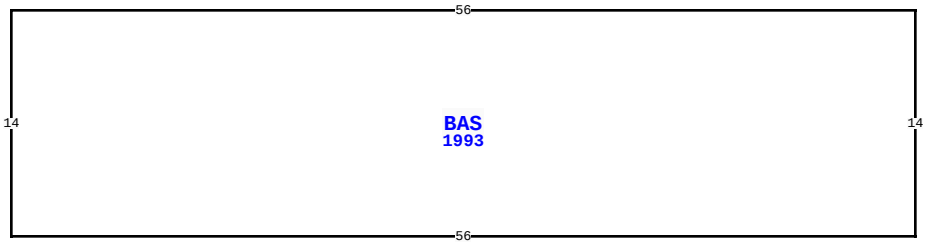
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	784	100	1993	784	21,112
TOTALS	784			784	21,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	105.6000	89.76	70,372	1983	1988	0	0	0	70.00	30.00

1 M/H 93- 0% - 2024 Heated Area: 784 HX Base Yr



45245 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	21,112
TOTAL MARKET OB/XF VALUE	512
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	71,624
SOH/AGL Deduction	7,617
ASSESSED VALUE	64,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,007
TOTAL JUST VALUE	71,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9366	MH MOVE-ON	6,000	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/480	7/24/2023	WD	Q	I	01	70,000
GRANTOR: MILLIGAN CARY						
GRANTEE: DUNN CHARLES M JR &						
1841/0894	2/14/2013	WD	Q	I	02	25,000
GRANTOR: JONES JOSEPH D						
GRANTEE: MILLIGAN CARY & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14$.

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	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	1995	1995	3	20	192	
2	1242	WD DECK A	0	0	10	16	160.00	SF	10.00	10.00	100	1995	1995	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 512

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	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