LOT 9
IN OR 800 PG 1296
BISMARK ACRES PB 5/283

LIGHTFOOT JAROD E
45249 BISMARK RD
CALLAHAN, FL 32011

2026

28-2N-25-0150-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

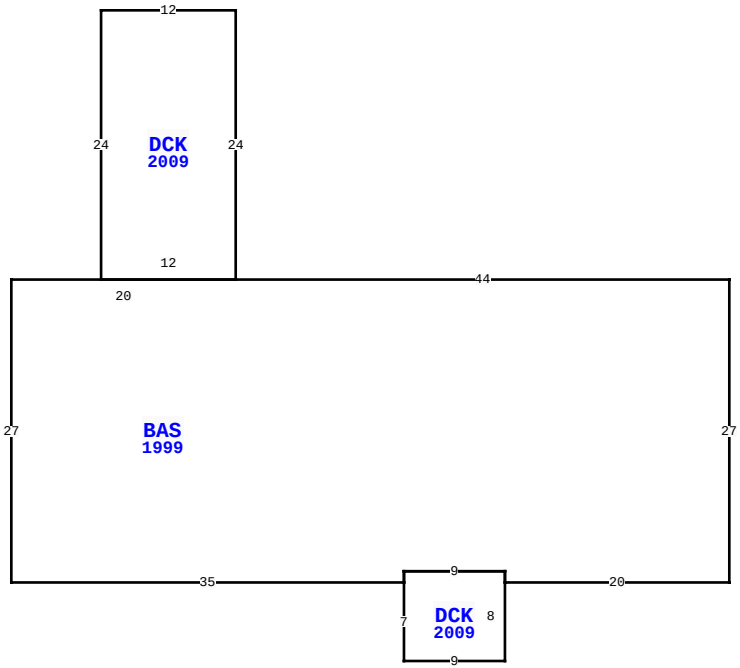
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,719	100	1999	1,719	151,032
DCK	72	10	2009	7	615
DCK	288	10	2009	29	2,548
TOTALS	2,079			1,755	154,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,755	106.0000	100.70	176,728	1999	1999	0	0	0	12.75	87.25

1 SFR MODULR 100% - 2000 Heated Area: 1719 HX Base Yr 2000



45249 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		154,195
TOTAL MARKET OB/XF VALUE		3,958
TOTAL LAND VALUE - MARKET		53,500
TOTAL MARKET VALUE		211,653
SOH/AGL Deduction		128,352
ASSESSED VALUE		83,301
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		31,890
TOTAL JUST VALUE		211,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5656	MODULAR HOME	0	12/28/1998
B5656	MODULAR HOME	0	12/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2191/0349	4/05/2018	QC	U	I	11	100
GRANTOR: LIGHTFOOT SHARI S						
GRANTEE: LIGHTFOOT JAROD E						
0800/1296	7/22/1997	WD	Q	V		12,000
GRANTOR: BROWN BRIAN						
GRANTEE: LIGHTFOOT JAROD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W44 DCK=[YR=2009] N24 W12 S24 E12$ W20 S27 E35
DCK=[YR=2009] S7 E9 N8 W9 S1$ N1 E9 S1 E20 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	100	12	24	288.00	SF	20.10	20.10	100	1999	1999	3	20	1,158	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 3,958

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	1.07	AC		1.00	1.00	1.00	50,000.00	50,000.00	53,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.07 Total Land Value: 53,500 Market: 0 Agricultural: 0 Common: 53,500 PRINTED 07/09/2026 BY SYS