

PT OF LOT 10 & 27
IN OR 1587/1242
EX R/W IN OR 635/648

ACKERMAN JAMES T JR
45208 BISMARCK ROAD
CALLAHAN, FL 32011

2026

28-2N-25-3060-0010-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD\$ Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

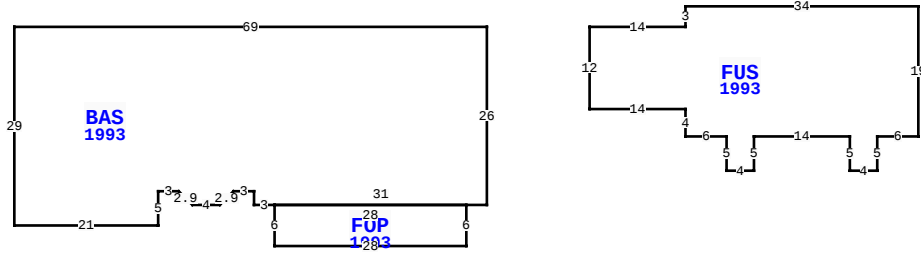
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,841	100	1993	1,841	192,602
FOP	168	30	1993	50	5,231
FUS	854	100	1993	854	89,344
TOTALS	2,863			2,745	287,177

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0940	SHEDS/PORT	0 100	10	8	80.00	SF	20.10	20.10	100	1980
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990
4	0351	CARPORT MT	0 100	30	22	660.00	SF	10.00	10.00	100	2025

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.78	AC	1.00

REVIEW DATE 12/13/2024 BY TWX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,745	117.2160	123.08	337,855	1990	1995	0	0	15.00	85.00
1 SINGLE FAM 100% - 2009 Heated Area: 2695 HX Base Yr 2009											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			287,177
TOTAL MARKET OB/XF VALUE			8,964
TOTAL LAND VALUE - MARKET			89,000
TOTAL MARKET VALUE			385,141
SOH/AGL Deduction			208,218
ASSESSED VALUE			176,923
TOTAL EXEMPTION VALUE			56,411
BASE TAXABLE VALUE			120,512
TOTAL JUST VALUE			385,141
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			365,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011471	INSTALL OPEN CARP	4,155	10/11/2024
B240011472	INSTALL 22X30 OPE	21,403	10/11/2024
R2300194	REPAIR/RRF	15,000	01/06/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1587/1242	10/01/2008	WD	Q	I	06	100	
GRANTOR: BROWN CHARLETTA GREEN							
GRANTEE: ACKERMAN JAMES T JR							
1587/1240	10/01/2008	QC	U	I	07	100	
GRANTOR: BAKER CHARLETTA							
GRANTEE: BROWN CHARLETTA GRE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W69 S29 E21 N5 E3 D2 R2 E4 R2 U2 E3 S2 E3 FOP=[YR=1993] S6 E28 N6 W28\$ E31 N26 \$ PTR= E15 FUS=[YR=1993] E14 N3 E34 S19 W6 S5 W4 N5 W14 S5 W4 N5 W6 N4 W14 N12 \$ W15 \$											

45208 BISMARCK RD, CALLAHAN				BLD DATE					LGL DATE	05/07/2026	MLU
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
80.00	SF	20.10	20.10	100	1980	1980	3	20	322		
1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240		
660.00	SF	10.00	10.00	100	2025	2024		97	6,402		

TOTAL OB/XF											
8,964											

Total Acres: 1.78 Total Land Value: 89,000 Market: 0 Agricultural: 0 Common: 89,000

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