PT LOTS 11 & 26 IN OR 2812/1347
(EX R/W'S OR 227/427 &
OR 634/457 & EX ESMT IN

JOHNSTON TIFFANY & HOWARD
45186 BISMARK RD
CALLAHAN, FL 32011

2026

28-2N-25-3060-0011-0020

BUILDING CHARACTERISTICS

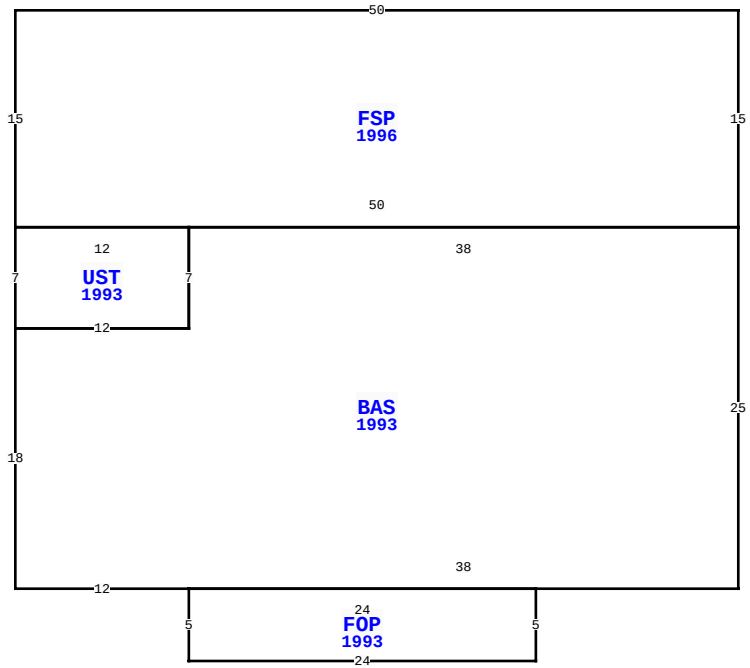
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 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	1,166	100	1993	1,166	156,862
FOP	120	30	1993	36	4,843
FSP	750	40	1996	300	40,359
UST	84	45	1993	38	5,112
TOTALS	2,120			1,540	207,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,540	148.1040	205.86	317,024	1969	1969	0	0	0	34.65	65.35

1 SNGL FAM 100% - 2026 Heated Area: 1166 HX Base Yr 2026



45186 BISMARK RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		207,175
TOTAL MARKET OB/XF VALUE		3,028
TOTAL LAND VALUE - MARKET		134,000
TOTAL MARKET VALUE		344,203
SOH/AGL Deduction		109,870
ASSESSED VALUE		234,333
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,922
TOTAL JUST VALUE		344,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615103	REPAIR/RRF	2,400	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2812/1347	8/22/2025	WD	Q	I	01	390,900
GRANTOR: CLYBORN JULIA M & ALE						
GRANTEE: JOHNSTON TIFFANY &						
2418/0482	12/16/2020	WD	Q	I	02	269,000
GRANTOR: CULBREATH RONALD L &						
GRANTEE: CLYBORN JULIA M & A						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1996] W50 S15 UST=[YR=1993] S7 BAS=[YR=1993] S18 E12 FOP=[YR=1993] S5 E24 N5 W24 $ E38 N25 W38 S7 W12 $ E12 N7 W12 $ E50 N15 $.

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	11	13	143.00	SF	30.00	30.00	100	1993	1993	3	20	858	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 3,028

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	5.36	AC		1.00	1.00	1.00	25,000.00	25,000.00	134,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.36 Total Land Value: 134,000 Market: 0 Agricultural: 0 Common: 134,000 PRINTED 07/09/2026 BY SYS