LOTS 15 & 22
IN OR 2040/1719
EAST CALLAHAN SUB PB 1/35

SPOTSWOOD DANIELLE A/BALCOM ROBERT F
45116 BISMARK RD
CALLAHAN, FL 32011

2026

28-2N-25-3060-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

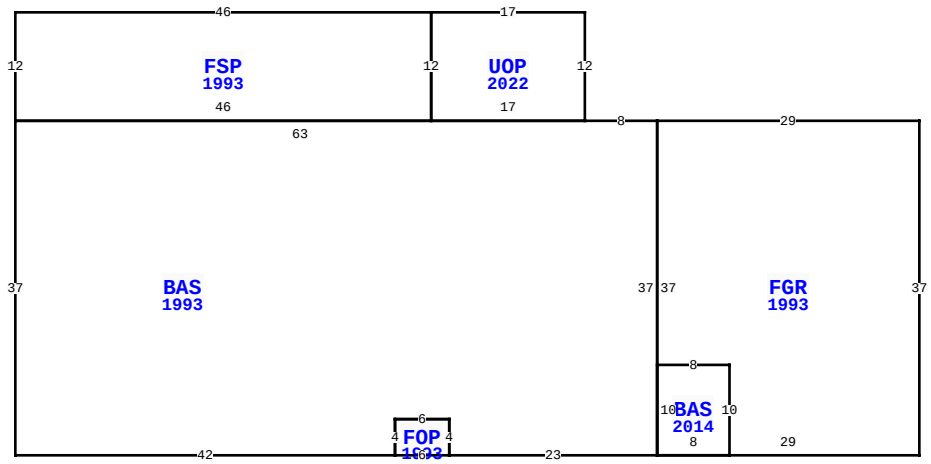
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,603	100	1993	2,603	253,404
BAS	80	100	2014	80	7,788
FGR	1,073	55	1993	590	57,437
FOP	24	30	1993	7	682
FSP	552	40	1993	221	21,515
UOP	204	20	2022	41	3,992
TOTALS	4,536			3,542	344,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,542	89.5050	124.41	440,660	1991	1996	0	0	0	21.75	78.25

1 SNGL FAM 100% - 2019 Heated Area: 2683 HX Base Yr 2019



45116 BISMARK RD, CALLAHAN

BLD DATE	07/25/2008 0	LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		364,870
TOTAL MARKET OB/XF VALUE		84,301
TOTAL LAND VALUE - MARKET		210,600
TOTAL MARKET VALUE		659,771
SOH/AGL Deduction		230,000
ASSESSED VALUE		429,771
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		378,360
TOTAL JUST VALUE		659,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		645,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009521	XFOB	9,400	06/22/2022
22004245	SWIM POOL	92,000	03/17/2022
22003737	ADDITION	23,000	03/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2040/1719	4/15/2016	WD	Q	I	01	330,000
GRANTOR: HEMMING GUST A & MONI						
GRANTEE: SPOTSWOOD DANIELLE						
1554/0530	3/05/2008	WD	Q	I		325,000
GRANTOR: TISON WILLIAM H ETAL						
GRANTEE: HEMMING GUST A & MO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W29 BAS=[YR=1993] W8 UOP=[YR=2022] N12W17
FSP=[YR=1993] W46 S12 E46 N12$ S12 E17$ W63 S37 E42
FOP=[YR=1993] E6 N4 W6 S4$ N4 E6 S4 E23 N37$ S37
BAS=[YR=2014] E8 N10 W8 S10$ E29 N37$.

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	0300	BOAT DCK W	0	100	0	0	216.00	SF	40.00	40.00	100	2000	2000	3	26	2,246	
2	0681	POLE SHED	0	100	58	24	1,392.00	SF	15.00	15.00	100	2008	2008	3	44	9,187	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
5	0911	SCRN RM A	0	100	47	27	1,269.00	SF	18.00	18.00	100	2022	2022	3	90	20,558	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 84,301

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		OR	0.00	0.00	10.53	AC		1.00	1.00	1.00	20,000.00	20,000.00	210,600							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 10.53 Total Land Value: 210,600 Market: 0 Agricultural: 0 Common: 210,600 PRINTED 07/09/2026 BY SYS

LOTS 15 & 22
IN OR 2040/1719
EAST CALLAHAN SUB PB 1/35

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CALLAHAN, FL 32011

2026

28-2N-25-3060-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

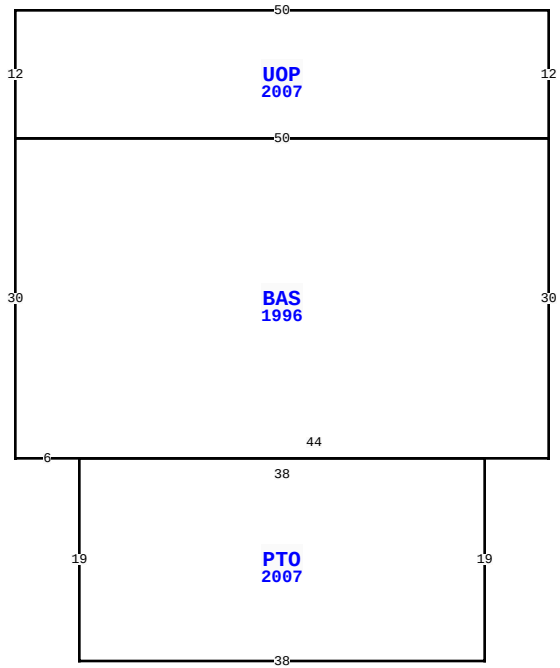
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1996	1,500	18,165
PTO	722	5	2007	36	436
UOP	600	20	2007	120	1,453
TOTALS	2,822			1,656	20,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,656	62.1000	24.22	40,108	1996	1996	0	0	0	50.00	50.00

2 GARAGE RES 100% - 2019 Heated Area: 1500 HX Base Yr 2019



45116 BISMARK RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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1554/0530	3/05/2008	WD	Q	I		325,000
GRANTOR: TISON WILLIAM H ETAL						
GRANTEE: HEMMING GUST A & MO						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] N12 W50 S12 BAS=[YR=1996] S30 E6
PTO=[YR=2007] S19 E38 N19 W38$ E44 N30 W50$ E50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 10.53 Total Land Value: 210,600 Market: 0 Agricultural: 0 Common: 210,600 PRINTED 07/09/2026 BY SYS