

PT OF LOTS 17 & 20
IN OR 931/1923
EAST CALLAHAN SUB PBK 1/2 &

HALL ROGER K & CYNTHIA
45086 BISMARCK ROAD
CALLAHAN, FL 32011

2026

28-2N-25-3060-0017-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 90			
Exterior Wall	12	CEDAR 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 90			
Interior Wall	04	PLYWOOD 10			
Interior Floor	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 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	1,363	100	1993	1,363	117,547
FOP	27	30	1993	8	690
PTO	120	5	2009	6	517
STR	36	10	2009	4	345
UGR	783	45	1993	352	30,357
UOP	336	20	1993	67	5,778
TOTALS	2,665			1,800	155,235

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,800	119.9000	125.90	226,620	1960	1980	0	0	31.50	68.50

1 SINGLE FAM

100% - 2001

Heated Area: 1363

HX Base Yr 2001

The floor plan diagram illustrates the layout of a single-family home. It features several distinct areas, each labeled with a code and a year. The areas include: UGR 1993 (a large rectangular area on the left), PTO 2009 (a small rectangular area at the top center), UOP 1993 (a rectangular area at the top right), BAS 1993 (a large rectangular area on the right), FOP 1993 (a small rectangular area at the bottom center), and STR 2009 (a small rectangular area at the bottom center). Dimensions are provided for each section, indicating the size and placement of the areas within the overall footprint. The total heated area is 1363, and the home is based on a 2001 HX base year.

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1985
4	0300	BOAT DCK W	0 100	12	10	120.00	SF	40.00	40.00	100	1985
5	0940	SHEDS/PORT	0 100	10	24	240.00	SF	30.00	30.00	100	1985
6	0350	CARPORT WD	0 100	19	24	456.00	SF	13.00	13.00	100	1985
TOTAL OB/XF 4,666											

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	3.08	AC	1.00
Total Acres: 3.08 Total Land Value: 107,800 Market: 0 Agricultural: 0 Common: 107,800											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 6						Tax Dist:						
BUILDING MARKET VALUE						155,235						
TOTAL MARKET OB/XF VALUE						4,666						
TOTAL LAND VALUE - MARKET						107,800						
TOTAL MARKET VALUE						267,701						
SOH/AGL Deduction						139,220						
ASSESSED VALUE						128,481						
TOTAL EXEMPTION VALUE						HX HB		51,411				
BASE TAXABLE VALUE						77,070						
TOTAL JUST VALUE						267,701						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						247,767						
PERMIT NUM				DESCRIPTION				AMT			ISSUED	
BP				N/A				17,900			06/12/1987	
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD		SALE PRICE			
0931/1923		5/11/2000		WD	Q	I			103,000			
GRANTOR: ANDREWS DAVID H & TON												
GRANTEE: HALL ROGER & CYNTHI												
0798/0475		7/01/1997		WD	Q	I			98,000			
GRANTOR: RICHARDSON CHRISTOPHE												
GRANTEE: ANDREWS DAVID H & T												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W12 UOP=[YR=1993] N12 W28 PTO=[YR=2009] W10 S12 UGR=[YR=1993] W24 S29 E27 N29 W3\$ E10 N12\$ S12 E28\$ W35 S29 E2 FOP=[YR=1993] S3 STR=[YR=2009] S4 E9 N4 W9\$ E9 N3 W9\$ E45 N29\$.												