

ALL LOTS 31 & 32
IN OR 107/215 & OR 308/180
EX R/W OR 231/219 & OR 634/451

MILLER ELIZABETH
45113 BISMARCK ROAD
CALLAHAN, FL 32011

2026

28-2N-25-3060-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

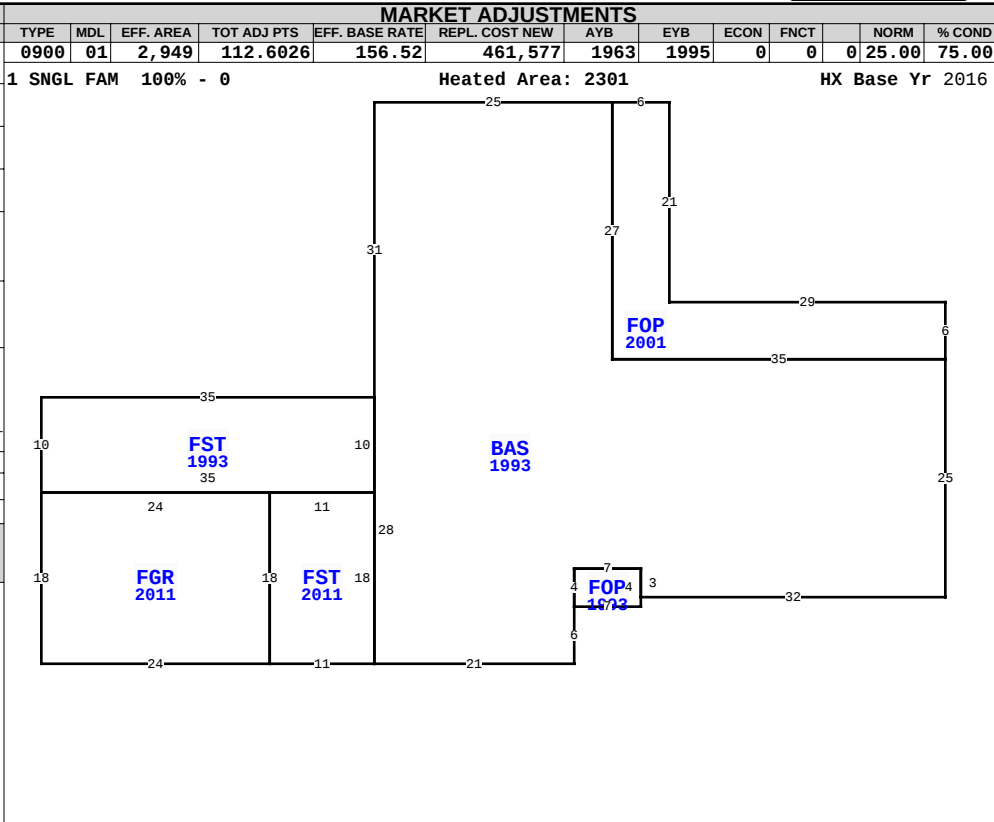
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,301	100	1993	2,301	270,115
FGR	432	55	2011	238	27,939
FOP	28	30	1993	8	939
FOP	336	30	2001	101	11,857
FST	350	55	1993	192	22,539
FST	198	55	2011	109	12,796

TOTALS	3,645			2,949	346,183
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0860	POOL/SPA	0	100	14	0	1.00	UT 50,000.00	50,000.00
2	0911	SCRN RM A	0	100	44	36	1,182.00	SF 18.00	18.00
4	0510	GARAGE WD-	0	100	20	50	1,000.00	SF 35.00	35.00
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
6	0681	POLE SHED	0	100	10	16	160.00	SF 15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00
2	005500	A	TIMBER 2 N S	0	0006	OR	0.00	0.00	5.80
3	009910	M	MARKET VALUE	0	0006	OR	0.00	0.00	5.80

REVIEW DATE	01/01/2023	BY	CD
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45113 BISMARCK RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE	03/20/2025	KBA
	INC DATE	AG DATE		

L N	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	0860	POOL/SPA	0	100	14	0	1.00	UT	50,000.00	100	1980	1980	04	85	42,500	
2	0911	SCRN RM A	0	100	44	36	1,182.00	SF	18.00	100	1980	1980	3	20	4,255	
4	0510	GARAGE WD-	0	100	20	50	1,000.00	SF	35.00	100	1988	1988	3	20	7,000	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1963	1963	3	23	805	
6	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	100	1990	1990	3	20	480	

TOTAL OB/XF										55,040			
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
06	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00		
06	OR	0.00	0.00	5.80	AC		1.00	1.00	1.00	530.00	530.00		
06	OR	0.00	0.00	5.80	AC		1.00	1.00	1.00	25,000.00	25,000.00	1	

Total Acres:	6.80	Total Land Value:	28,074	Market:	145,000	Agricultural:	3,074	Common:	25,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 3										6
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 6										
BUILDING MARKET VALUE										Tax Dist:										410,289
TOTAL MARKET OB/XF VALUE																				55,040
TOTAL LAND VALUE - MARKET																				170,000
TOTAL MARKET VALUE																				493,403
SOH/AGL Deduction																				243,887
ASSESSED VALUE																				249,516
TOTAL EXEMPTION VALUE										HX HB WX										56,411
BASE TAXABLE VALUE																				193,105
TOTAL JUST VALUE																				635,329
NCON VALUE																				0
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE																				596,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2300673	REPAIR/RRF	21,900	01/17/2023
B24409	GARAGE	12,178	03/01/2011
B018774	GARAGE	28,925	09/01/2001
R95	REPAIR/RRF	8,680	03/03/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0308/0180	1/01/1980	WD	U	V		21,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2001] W29 N21 W6 BAS=[YR=1993] W25 S31FST=[YR=1993] W35 S10 FGR=[YR=2011] S18 E24 FST=[YR=2011] E11 N18 W11 S18\$ N18 W24\$ E35 N10\$ S28 E21 N6 FOP=[YR=1993] E7 N4 W7 S4\$ N4 E7 S3 E32 N25 W35 N27\$ S27 E35 N6\$.									

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