PT OF LOTS 2 & 3 EX S-5
IN OR 1770/287
R278339 & R278340

RUIZ JESUS A & JHOAN
45018 BISMARK RD
CALLAHAN, FL 32011

2026

28-2N-25-3080-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Quality	04	Quality Level 04

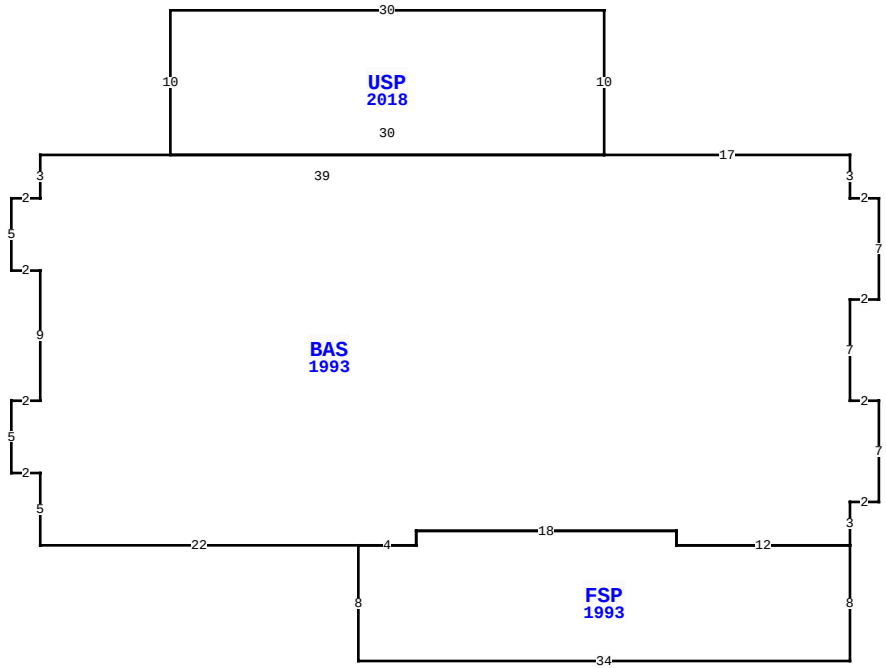
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	1993	1,542	53,634
FSP	290	60	1993	174	6,052
USP	300	50	2018	150	5,217
TOTALS	2,132			1,866	64,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,866	136.4000	115.94	216,344	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 100% - 2013 Heated Area: 1542 HX Base Yr 2013



45018 BISMARK RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		64,903
TOTAL MARKET OB/XF VALUE		15,013
TOTAL LAND VALUE - MARKET		53,500
TOTAL MARKET VALUE		133,416
SOH/AGL Deduction		72,829
ASSESSED VALUE		60,587
TOTAL EXEMPTION VALUE	HX HB	35,587
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		133,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,838

MISC ALUMN CRPT(S) = NV: 10/23 KW
DW/MH/ID: SMHGA10016(A/B) _ TITLE: 43572046 & 4350
R278339 & R278340 _ 1986 VIDA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531346	CARPORT	13,928	10/01/2015
7347	MH MOVE-ON	22,000	06/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1770/0287	12/15/2011	WD	Q	I	01	65,000
GRANTOR: CONNER ROBERT II & BE						
GRANTEE: RUIZ JESUS A & JHOA						
1738/1473	4/19/2011	WD	Q	I	01	53,000
GRANTOR: RUSSELL PAMELA & WILL						
GRANTEE: CONNER ROBERT II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 USP=[YR=2018] N10 W30 S10 E30$W39 S3 W2 S5 E2 S9 W2 S5 E2 S5 E22 FSP=[YR=1993] S8 E34 N8 W12 N1 W18 S1 W4$ E4 N1 E18 S1 E12 N3 E2 N7 W2 N7 E2 N7 W2 N3 $.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	56	1,120	
5	1242	WD DECK A	0	100	8	24	192.00	SF	10.00	10.00	100	2011	2011	3	40	768	
7	0510	GARAGE WD-	1	100	25	25	625.00	SF	35.00	35.00	100	2024	2012		60	13,125	

LAND DESCRIPTION

TOTAL OB/XF 15,013

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	0004	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	50,000.00	50,000.00	53,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.07 Total Land Value: 53,500 Market: 0 Agricultural: 0 Common: 53,500 PRINTED 07/09/2026 BY SYS