PT NW1/4 OF SEC 3-2N-25E IN
IN OR 2134/62 (EX UTIL ESMT
IN OR 1877/1533) &

BRYAN HOLLYCE ANN
46923 SAULS ROAD
CALLAHAN, FL 32011

2023

03-2N-25-0000-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

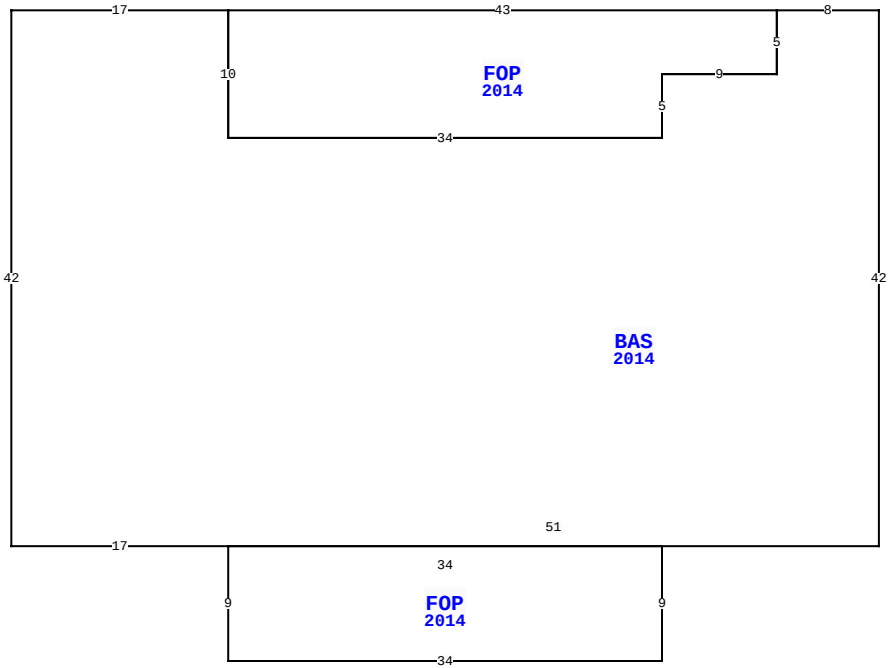
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,471	100	2,471	258,243
FOP	306	30	92	9,615
FOP	385	30	116	12,123
TOTALS	3,162		2,679	279,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,679	91.2000	108.30	290,136	2014	2014	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2018 Heated Area: 2471 HX Base Yr 2018



46923 SAULS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		279,981
TOTAL MARKET OB/XF VALUE		30,624
TOTAL LAND VALUE - MARKET		80,800
TOTAL MARKET VALUE		391,405
SOH/AGL Deduction		123,097
ASSESSED VALUE		268,308
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,308
TOTAL JUST VALUE		391,405
NCON VALUE		2,902
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631746	ADDITION	32,134	02/01/2016
B1327712	CO ISSUED	0	09/19/2014
B1327712	NEW CONSTR	245,178	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2134/0062	7/14/2017	WD	Q	I	03	315,000
GRANTOR: GOLDBLATT STEVEN A &						
GRANTEE: BRYAN HOLLYCE ANN						
2134/0058	7/14/2017	WD	U	V	37	40,000
GRANTOR: PHILLIPS DONALD S						
GRANTEE: BRYAN HOLLYCE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W8 FOP=[YR=2014] W43 S10 E34 N5 E9 N5$ S5 W9 S5 W34 N10 W17 S42 E17 FOP=[YR=2014] S9 E34 N9 W34$ E51 N42$.

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	0510	GARAGE WD-	0	100	35	24	840.00	SF	35.00	35.00	100	2016	2016	3	84	24,696	
2	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	2016	2016	3	97	3,026	
3	0350	CARPORT WD	0	100	20	20	400.00	SF	7.80	7.80	100	2020	2020	3	93	2,902	

LAND DESCRIPTION

TOTAL OB/XF 30,624

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	000115	C	SFR ACRES	100		OR	0.00	0.00	5.05	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,800							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 5.05 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/02/2023 BY SYS