LOTS 1 & 2
MILLS CREEK #1 PBK 8/43
& PT OF NW1/4 OF NW1/4 OF

JONES MALAKAI/
46757 SAULS RD
CALLAHAN, FL 32011

2023

03-2N-25-1301-0001-0000

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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

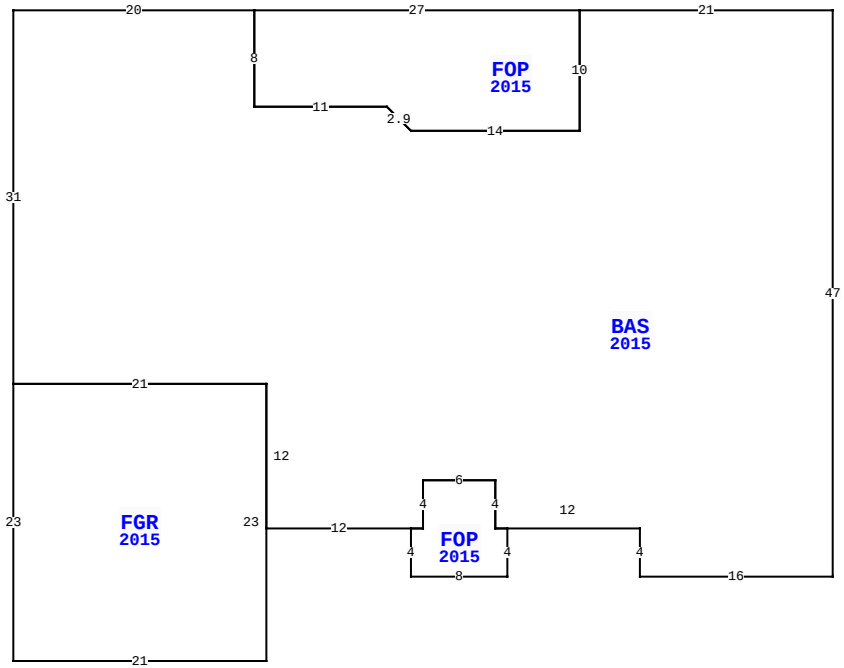
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 8020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,466	100	2,466	320,526
FGR	483	55	266	34,574
FOP	56	30	17	2,210
FOP	246	30	74	9,618
TOTALS	3,251		2,823	366,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,823	115.5168	137.18	387,259	2015	2015	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2017 Heated Area: 2466 HX Base Yr 2017



46757 SAULS RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		389,971
TOTAL MARKET OB/XF VALUE		10,464
TOTAL LAND VALUE - MARKET		94,400
TOTAL MARKET VALUE		494,835
SOH/AGL Deduction		262,707
ASSESSED VALUE		232,128
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		177,128
TOTAL JUST VALUE		494,835
NCON VALUE		26,893
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005088	ADDITION	88,023	04/01/2022
B1429456	CO ISSUED	0	07/10/2015
B1429456	NEW CONSTR	294,600	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	7/06/2016	CN	Q	I	05	340,000
GRANTOR: STARKEY TABITHA M						
GRANTEE: JONES MALAKAI						
9999/9999	7/06/2016	CN	U	I	11	100
GRANTOR: STARKEY LORIE CRAVEN						
GRANTEE: JONES MALAKAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W21 FOP=[YR=2015] W27 S8 E11 D2 R2 E14 N10$ S10 W14 U2 L2 W11 N8 W20 S31 FGR=[YR=2015] S23 E21 N23 W21$E21 S12 E12 FOP=[YR=2015] S4 E8 N4 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E12 S4 E16 N47$.

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	0811	CONCRETE B	0	100	0	0	1,325.00	SF	5.20	5.20	100	2015	2015	3	96	6,614	
2	0351	CARPORT MT	0	100	35	18	630.00	SF	6.30	6.30	100	2021	2021	3	97	3,850	

LAND DESCRIPTION

TOTAL OB/XF 10,464

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	0005	PUD	0.00	0.00	5.90	AC		1.00	1.00	1.00	16,000.00	16,000.00	94,400							

REVIEW DATE 06/16/2022 BY TWWW Total Acres: 5.90 Total Land Value: 94,400 Market: 0 Agricultural: 0 Common: 94,400 PRINTED 08/02/2023 BY SYS

LOTS 1 & 2
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2023

03-2N-25-1301-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 60
Interior Floo	01	NONE 40
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

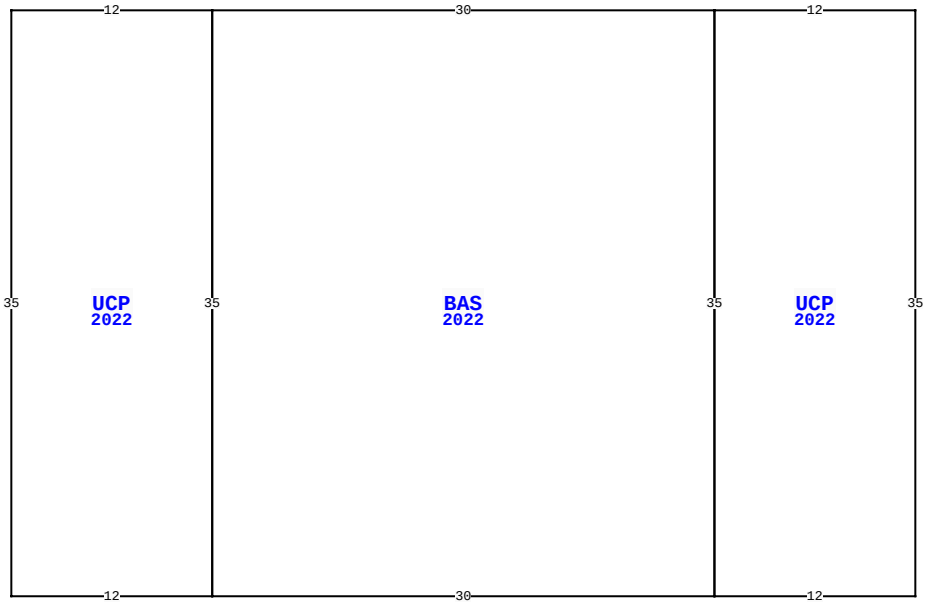
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 8020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	19,865
UCP	420	20	84	1,589
UCP	420	20	84	1,589
TOTALS	1,890		1,218	23,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,218	54.6112	19.11	23,276	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2017 Heated Area: 1050 HX Base Yr 2017



46757 SAULS RD, CALLAHAN

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9999/9999	7/06/2016	CN	U	I	11	100
GRANTOR: STARKEY LORIE CRAVEN						
GRANTEE: JONES MALAKAI						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W12 BAS=[YR=2022] W30 UCP=[YR=2022] W12 S35 E12 N35$ S35 E30 N35$ S35 E12 N35$.

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 06/16/2022 BY TWWW Total Acres: 5.90 Total Land Value: 94,400 Market: 0 Agricultural: 0 Common: 94,400 PRINTED 08/02/2023 BY SYS