LOT 3
IN OR 2108/1324
MILLS CREEK #1 PBK 8/43

DEFOREST JEROME H
46739 SAULS RD
CALLAHAN, FL 32011

**2023**

**03-2N-25-1301-0003-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

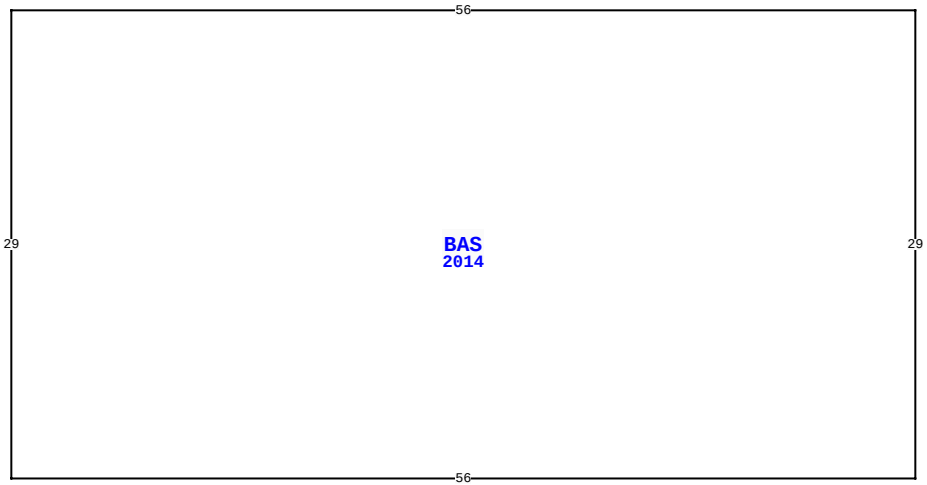
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 8020.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,624 | 100 | 1,624 | 124,589 |
| TOTALS | 1,624 | | 1,624 | 124,589 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 01 | 1,624 | 106.0000 | 79.50 | 129,108 | 2014 | 2014 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SFR MODULR – 100% - 2015 Heated Area: 1624 HX Base Yr 2015




46739 SAULS RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 124,589 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 70,350 |
| TOTAL MARKET VALUE | | 194,939 |
| SOH/AGL Deduction | | 85,241 |
| ASSESSED VALUE | | 109,698 |
| TOTAL EXEMPTION VALUE | HX HB XM | 50,000 |
| BASE TAXABLE VALUE | | 59,698 |
| TOTAL JUST VALUE | | 194,939 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 178,887 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2108/1324 | 2/21/2017 | WD | U | I | 11 | 100 |
| GRANTOR: RED DIRT RIDGE LLC | | | | | | |
| GRANTEE: DEFOREST JEROME H | | | | | | |
| 1911/0892 | 4/08/2014 | WD | Q | V | 01 | 23,500 |
| GRANTOR: RED DIRT RIDGE LLC | | | | | | |
| GRANTEE: DEFOREST JEROME H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W56 S29 E56 N29$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000115 | C | SFR ACRES | 100 | 0005 | PUD | 0.00 | 0.00 | 2.01 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 70,350 | | | | | | | |

REVIEW DATE 09/20/2019 BY KBA Total Acres: 2.01 Total Land Value: 70,350 Market: 0 Agricultural: 0 Common: 70,350 PRINTED 08/02/2023 BY SYS