

LOT 4
MILLS CREEK #1 PBK 8/43
IN OR 1690/1418

DIETZ EARL H & GAIL
46721 SAULS RD
CALLAHAN, FL 32011

2023

03-2N-25-1301-0004-0000



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 Floop	11	CLAY TILE 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

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Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 05

NEIGHBORHOOD/LOC 8020.00

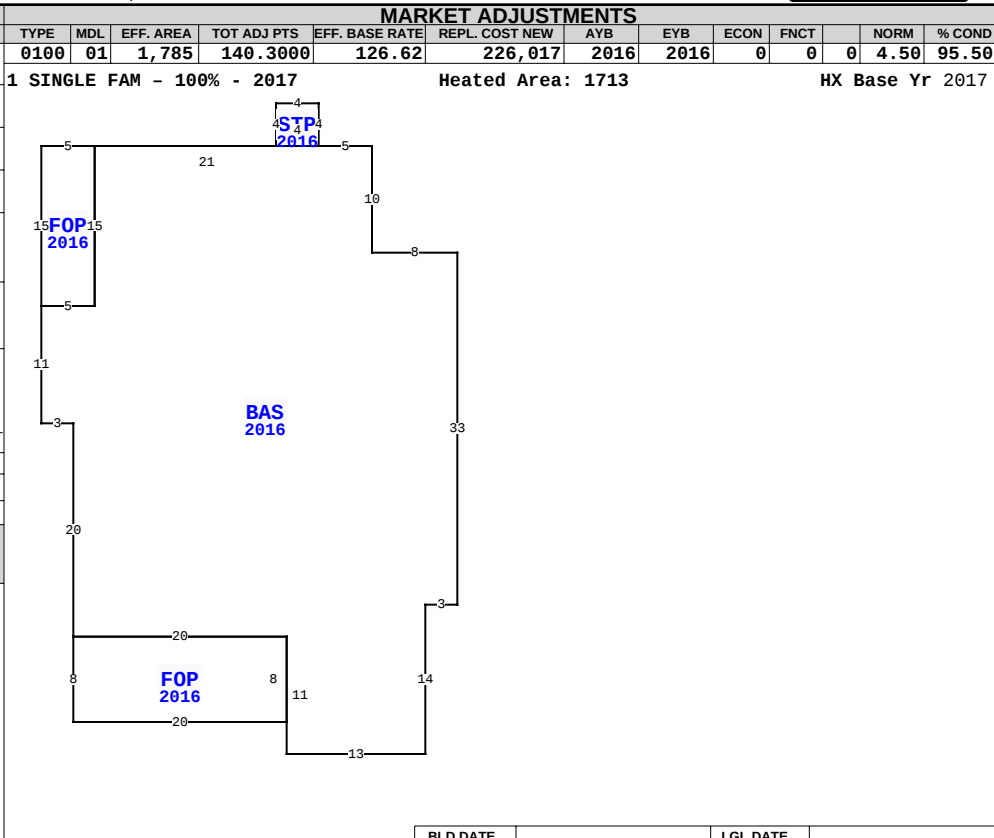
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1,713	207,140
FOP	75	30	22	2,661
FOP	160	30	48	5,804
STP	16	10	2	242
TOTALS	1,964		1,785	215,846

EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	511.00	SF	6.50	6.50	100	2016	2016	3	97	3,222	
2	0810	CONCRETE A	0	100	0	0	511.00	SF	6.50	6.50	100	2016	2016	3	97	3,222	
3	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00	35.00	100	2016	2016	3	84	10,584	

LAND DESCRIPTION			TOTAL OB/XF 17,028														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100		PUD	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000

REVIEW DATE 01/31/2020 BY KBA



46721 SAULS RD, CALLAHAN

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		215,846	
TOTAL MARKET OB/XF VALUE		17,028	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		302,874	
SOH/AGL Deduction		139,728	
ASSESSED VALUE		163,146	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		113,146	
TOTAL JUST VALUE		302,874	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,566	

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531096	CO ISSUED	0	02/22/2016
B1531096	NEW CONSTR	194,089	09/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1690/1418	7/23/2010	WD	Q	V	02

GRANTOR: MUSSELWHITE ROAD VENT

GRANTEE: DIETZ EARL H & GAIL

BUILDING NOTES					
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BUILDING DIMENSIONS

BAS=[YR=2016] W5 STP=[YR=2016] N4 W4 S4 E4 \$ W21

FOP=[YR=2016] W5 S15 E5 N15\$ S15 W5 S11 E3 S20 FOP=[YR=2016] S8 E20 N8 W20\$ E20 S11 E13 N14 E3 N33 W8 N10\$.