PT OF NE1/4 OF NE1/4 OF SEC 4-2N
PT OF SE1/4 OF SE1/4 OF SEC 33-3
OR 2652/980

SABLE DITA & PERRY
46655 SAULS ROAD
CALLAHAN, FL 32011

2023

04-2N-25-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

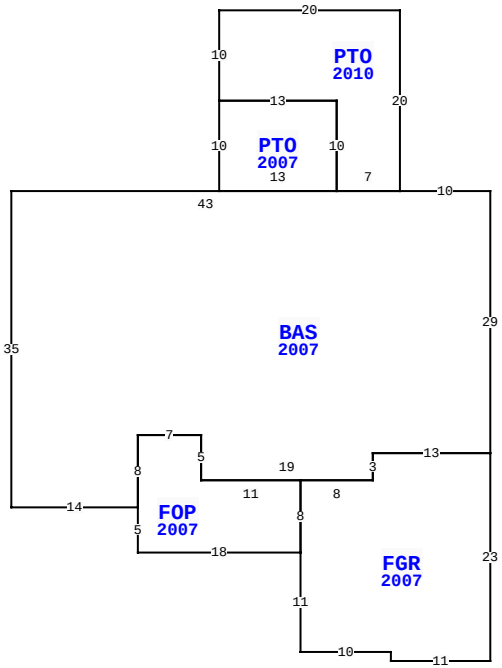
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,664	100	1,664	216,755
FGR	449	55	247	32,175
FOP	179	30	54	7,034
PTO	130	5	6	782
PTO	270	5	14	1,824
TOTALS	2,692		1,985	258,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,985	113.0871	134.29	266,566	2007	2015	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 1664 HX Base Yr 2020



46655 SAULS RD, CALLAHAN

BLD DATE	09/12/2007 DJ	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		258,569
TOTAL MARKET OB/XF VALUE		18,827
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		373,396
SOH/AGL Deduction		129,011
ASSESSED VALUE		244,385
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,385
TOTAL JUST VALUE		373,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20786	ADDITION	7,362	11/01/2007
B20785	CARPORT	4,922	11/01/2007
M12747	MECH OTHER	0	03/01/2007
C19421	CO ISSUED	0	02/01/2007
E18771	ELEC OTHER	3,000	02/01/2007
R10068	REPAIR/RRF	3,000	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2652/980	7/05/2023	WD	Q	I	01	545,000
GRANTOR: RAY VALERIE MICHELLE						
GRANTEE: SABLE DITA & PERRY						
2318/0274	11/06/2019	WD	Q	I	01	343,000
GRANTOR: GRASS FREDERICK & GAI						
GRANTEE: RAY VALERIE MICHELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W10 PTO=[YR=2010] N20 W20 S10 PTO=[YR=2007] S10 E13 N10 W13$ E13 S10 E7$ W43 S35 E14 FOP=[YR=2007] S5 E18 FGR=[YR=2007] S11 E10 S1 E11N23 W13 S3 W8 S8$ N8 W11 N5 W7 S8$ N8 E7 S5 E19 N3 E13 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
1	0811	CONCRETE B	0	100	0	0	822.00	SF	5.20	5.20	100	2007	2007	3	89	3,804	
2	0510	GARAGE WD-	0	100	40	20	800.00	SF	35.00	35.00	100	2007	2007	3	52	14,560	
3	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	2007	2007	3	89	463	

LAND DESCRIPTION

TOTAL OB/XF 18,827

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	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	96,000							

REVIEW DATE 08/05/2020 BY KBA Total Acres: 6.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/02/2023 BY SYS