

BORDER RITA & DAVID
46641 SAULS RD
CALLAHAN, FL 32011

04-2N-25-0240-0001-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall										0900										6									
Roof Structur										01										3,605									
Roof Cover										03										97.2000									
Interior Wall										05										115.42									
Interior Floo										08										416,089									
Interior Floo										14										2019									
Air Condition										03										2019									
Heating Type										04										0									
Bedrooms										4										0									
Bathrooms										2.5										2.25									
Frame										02										97.75									
Stories										1										2									
Units										0										2									
Occupancy										00										2									
Quality										03										2									
DOR CODE										0100										2									
MAP NUM										08										2									
NEIGHBORHOOD/LOC										8020.00										2									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
TOTAL ADJ AREA										SUBAREA MARKET VALUE										BAS 2019									
BAS										2,948										100									
FGR										936										55									
FOP										220										30									
FOP										245										30									
STP										22										10									
TOTALS										4,371										3,605									
EXTRA FEATURES										46641 SAULS RD, CALLAHAN										406,727									
BLD DATE										XF DATE										LGL DATE									
INC DATE										AG DATE										05/19/2023									
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										0500										FP-PRE FAB									
2										0811										CONCRETE B									
1										000115										C									
SFR ACRES										100										OR									
0.00										0.00										6.10									
AC										1.00										1.00									
1.00										16,000.00										16,000.00									
97,600																													
REVIEW DATE										10/23/2019										BY									
KB										Total Acres: 6.10										Total Land Value: 97,600									
Market: 0										Agricultural: 0										Common: 97,600									
PRINTED 08/02/2023 BY SYS																													