

BLOCK 2 LOT 1
IN OR 1609/473
CARSON ESTATES PB 7/356

BRELAND CHARLES ALAN & CATHY GUINN
46687 SAULS ROAD
CALLAHAN, FL 32011

2023

04-2N-25-0240-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8020.00	

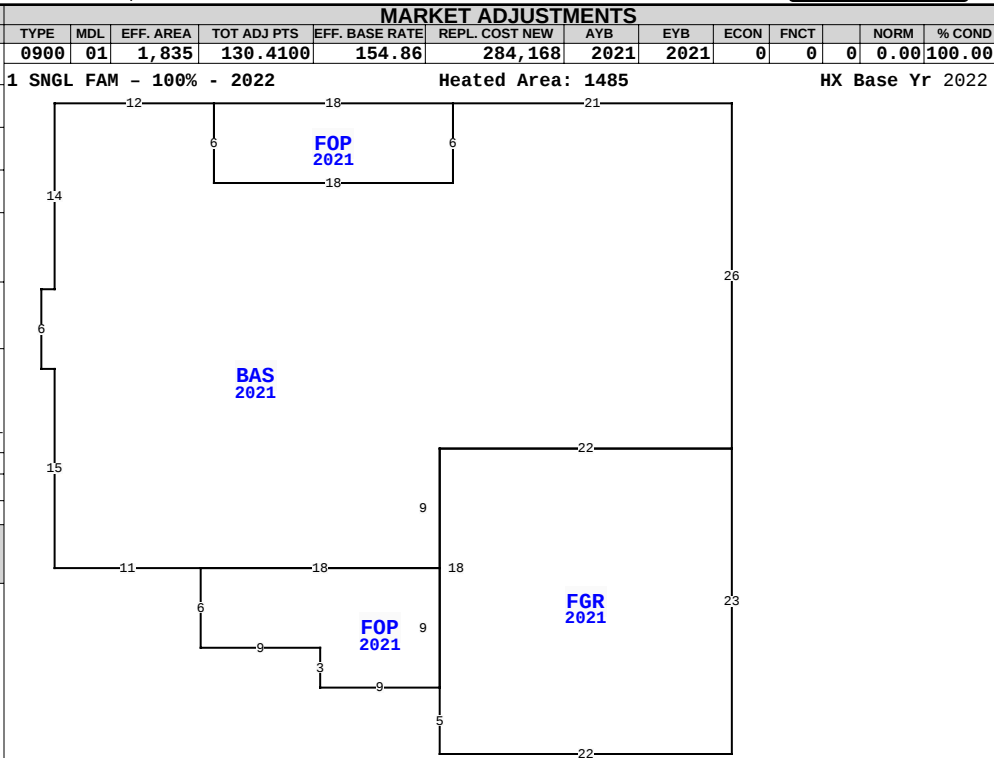
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	1,485	229,967
FGR	506	55	278	43,051
FOP	108	30	32	4,956
FOP	135	30	40	6,194

TOTALS	2,234		1,835	284,168
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	589.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.00

REVIEW DATE	12/14/2021	BY	KB
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46687 SAULS RD, CALLAHAN

TOTAL OB/XF									
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	OB/XF MKT VALUE	6,563		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.00

Total Acres: 3.00	Total Land Value: 54,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	303,658								
TOTAL MARKET OB/XF VALUE	6,563								
TOTAL LAND VALUE - MARKET	54,000								
TOTAL MARKET VALUE	364,221								
SOH/AGL Deduction	90,011								
ASSESSED VALUE	274,210								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	224,210								
TOTAL JUST VALUE	364,221								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	291,950								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004573	CO ISSUED	0	12/21/2021
21004573	GARAGE	0	04/28/2021
21005031	NEW CONSTR	222,873	04/22/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1609/0473	3/05/2009	WD	Q	V	01	68,000	
GRANTOR: CARSON MILDRED							
GRANTEE: BRELAND CHARLES ALA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W21 FOP=[YR=2021] W18 S6 E18 N6\$ S6 W18 N6 W12 S14 W1 S6 E1 S15 E11 FOP=[YR=2021] S6 E9 S3 E9 FGR=[YR=2021] S5 E22 N23 W22 S18\$ N9 W18\$ E18 N9 E22 N26\$.									

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