

PT 31/3N/25E BEING SW 1/4 OF NE
IN OR 2647/353
ESMT IN OR 799/1405

BAILEY STEVEN FRED & SHERRY ANN L/E/
46171 SAULS RD
CALLAHAN, FL 32011

2023

31-3N-25-0000-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,388	100	2,388	244,648
FGR	647	55	356	36,472
FOP	100	30	30	3,074
FOP	413	30	124	12,704
FSP	250	40	100	10,245
FST	56	55	31	3,176
FUS	1,634	100	1,634	167,401
PTO	20	5	1	102
PTO	36	5	2	205
TOTALS	5,544		4,666	478,027

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0940	SHEDS/PORT	0 100	8	12	96.00	SF	19.50	19.50	100	1983
8	0510	GARAGE WD-	0 100	14	20	280.00	SF	35.00	35.00	100	1995
9	0810	CONCRETE A	0 100	14	4	56.00	SF	6.50	6.50	100	1988
10	1127	BRICK 8"	0 100	15	2	30.00	SF	11.00	11.00	100	2005
11	0810	CONCRETE A	0 100	0	0	493.00	SF	6.50	6.50	100	2005
12	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100			0.00	0.00	3.00	AC	1.00
2	005500	A	TIMBER 2 SI	0			0.00	0.00	10.00	AC	1.00
3	005901	A	HARDWOOD SI	0			0.00	0.00	15.00	AC	1.00
4	005501	A	TIMB2-2 SI	0			0.00	0.00	12.00	AC	1.00
5	009910	M	MKT. VAL. AG	0			0.00	0.00	37.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,666	98.8785	117.42	547,882	2005	2005	0	0	0 12.75	87.25
1 SNGL FAM - 100% - 1998 Heated Area: 4022 HX Base Yr 1998											

46171 SAULS RD, CALLAHAN											
BLD DATE: 05/19/2023 MLU											
XF DATE: 05/19/2023 MLU											
INC DATE: 05/19/2023 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		478,027	
TOTAL MARKET OB/XF VALUE		7,838	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		555,220	
SOH/AGL Deduction		237,282	
ASSESSED VALUE		317,938	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		267,938	
TOTAL JUST VALUE		835,865	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,858	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003216	REPAIR/RRF	29,000	03/10/2023
B13365	NEW CONSTR	308,000	07/01/2004
R6498	REPAIR/RRF	15,000	07/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2647/353	6/07/2023	QC	U	I	11
GRANTOR: BAILEY STEVEN FRED & GRANTEE: STEWART ALLISON					
2641/426	5/18/2023	WD	Q	I	01
GRANTOR: RICE KENNETH ALLEN GRANTEE: BAILEY STEVEN & SHE					

BUILDING NOTES											
FGR=[YR=2005] W7 BAS=[YR=2005] W5 FOP=[YR=2005] N10 W10 S10 E10 \$ W10 N10 W3 N2 W10 S2 W3 FSP=[YR=2005] W6 PTO=[YR=2005] N5 W4 S5 E4 \$ W19 S10 E25 N10 \$ S10 W34 S40 E8 FOP=[YR=2005] S10 E19 PTO=[YR=2005] S4 E9 N4 W9 \$ E27 N15 W5 S7 W36 N2 W5 \$ E5 S2 E36 N31 E16 N11 \$ S11 W16 S24 E11 S2 E9 N2 E3 N35 \$ PTR= E15 FST=[YR=2005] E7 FUS=[YR=2005] E12 N4 E8 N24 E3 N2 E10 S2 E3 S18 E15 S6 E7 S7 W7 S6 W15 S15 W14 N8 W8 S8 W14 N24 \$ S8 W7 N8 \$ W15 \$.											

TOTAL OB/XF											
7,838											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100			0.00	0.00	3.00	AC	1.00
2	005500	A	TIMBER 2 SI	0			0.00	0.00	10.00	AC	1.00
3	005901	A	HARDWOOD SI	0			0.00	0.00	15.00	AC	1.00
4	005501	A	TIMB2-2 SI	0			0.00	0.00	12.00	AC	1.00
5	009910	M	MKT. VAL. AG	0			0.00	0.00	37.00	AC	1.00