

PT OF E1/2 OF SE1/4 OF NE1/4
OF SEC 31-3N-25E
IN OR 2172/1818

TAYLOR MATTHEW A & HOLLIE P
46211 SAULS ROAD
CALLAHAN, FL 32011

2023

31-3N-25-0000-0001-0100



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2 4															
Exterior Wall	06	BD/BATTEN 100	0150	01	2,484	99.7920	49.90	123,952	2018	2018	0	0	0	3.00	97.00	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 ACCESSORY U - 100% - 2019													Heated Area: 1800															
Roof Cover	12	MODULAR MT 100														HX Base Yr 2019															
Interior Wall	05	DRYWALL 100																													
Interior Floo	13	LVT/LAMMT 100																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms	1	100																													
Bathrooms	1	100																													
Frame	02	WOOD FRAME 100																													
Stories	2.	2. 100																													
Units	0	100																													
Occupancy	00	NONE 100																													
Quality			04	Quality Level 04																											
DOR CODE			0100	SINGLE FAMILY																											
MAP NUM				MKT AREA													05														
NEIGHBORHOOD/LOC			5001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,800	100	1,800	87,125																											
UCP	120	20	24	1,162																											
UGR	400	45	180	8,713																											
UGR	800	45	360	17,425																											
UUS	240	50	120	5,808																											
TOTALS			3,360		2,484	120,233																									
EXTRA FEATURES			46211 SAULS RD, CALLAHAN																												
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	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465															
2	0810	CONCRETE A	0	100	0	0	508.00	SF	6.50	6.50	100	2020	2020	3	99	3,269															
3	0866	POOL FIBER	0	100	0	0	442.00	SF	72.00	72.00	100	2021	2021	3	97	30,869															
4	0855	CONC PAVER	0	100	0	0	1,188.00	SF	10.00	10.00	100	2021	2021	3	100	11,880															
5	0462	ST/AL FNC	0	100	0	0	560.00	SF	10.00	10.00	100	2021	2021	3	98	5,488															
6	0680	POLE SHED	0	100	20	20	400.00	SF	5.00	5.00	100	2022	2022	3	100	2,000															
LAND DESCRIPTION			TOTAL OB/XF 56,971																												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000115	C	SFR ACRES	100			0.00	0.00	10.10	AC		1.00	1.00	1.00	16,000.00	16,000.00	161,600														
REVIEW DATE 10/06/2021 BY KB Total Acres: 10.10 Total Land Value: 161,600 Market: 0 Agricultural: 0 Common: 161,600 PRINTED 08/02/2023 BY SYS																															

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