LOT 1
IN OR 2145/197
BRANCH CREEK PB 7/343

MCDOWELL ERNEST W/LEE ANGELA B
44325 MARY SAULS CIRCLE
CALLAHAN, FL 32011

2023

32-2N-25-019B-0001-0000

BUILDING CHARACTERISTICS

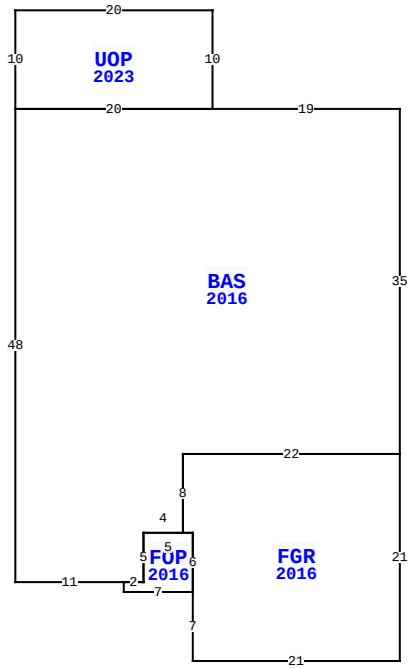
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	181,871
FGR	449	55	247	28,686
FOP	32	30	10	1,161
UOP	200	20	40	4,645
TOTALS	2,247		1,863	216,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,863	102.4100	121.61	226,559	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2017 Heated Area: 1566 HX Base Yr 2017



44325 MARY SAULS CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		216,364
TOTAL MARKET OB/XF VALUE		3,216
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		259,580
SOH/AGL Deduction		118,874
ASSESSED VALUE		140,706
TOTAL EXEMPTION VALUE	HX HB VX WR	60,000
BASE TAXABLE VALUE		80,706
TOTAL JUST VALUE		259,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4049	NEW CONSTR	0	06/22/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2145/0197	8/31/2017	SW	U	I	11	100
GRANTOR: MCDOWELL ERNEST						
GRANTEE: MCDOWELL ERNEST & A						
2071/1466	9/09/2016	WD	Q	I	01	159,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: MCDOWELL ERNEST W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W19 W20 S48 E11 E2 N5 E4 N8 E22 N35 $
FGR=[YR=2016;ORIG=-21,49] S7 E21 N21 W22 S8 E1 S6 $
UOP=[YR=2023;ORIG=-19,0] N10 W20 S10 E20 $
FOP=[YR=2016;ORIG=-28,48] S1 E7 N6 W5 S5 W2 $
.

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	0810	CONCRETE A	0	100	0	0	510.00	SF	6.50	6.50	100	2016	2016	3	97	3,216	

LAND DESCRIPTION

TOTAL OB/XF 3,216

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	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS