LOT 2
IN OR 2155/351
BRANCH CREEK PB 7/343

MANTAS ANDERSON TOMOKO
44339 MARY SAULS CIRCLE
CALLAHAN, FL 32011

2023

32-2N-25-019B-0002-0000

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	08	SHT VINYL 100
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

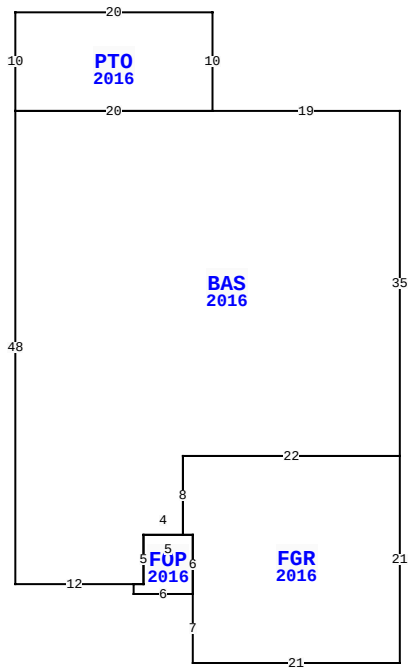
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	185,580
FGR	449	55	247	29,271
FOP	31	30	9	1,067
PTO	200	5	10	1,185
TOTALS	2,246		1,832	217,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,832	104.5000	124.09	227,333	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2018 Heated Area: 1566 HX Base Yr 2018



44339 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		217,103
TOTAL MARKET OB/XF VALUE		6,515
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		263,618
SOH/AGL Deduction		94,491
ASSESSED VALUE		169,127
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,127
TOTAL JUST VALUE		263,618
NCON VALUE		3,325
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/0351	10/31/2017	WD	Q	I	01	165,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: MANTAS ANDERSON TOM						
1996/0054	8/07/2015	WD	U	V	11	100
GRANTOR: BRANCH CREEK LLC						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 PTO=[YR=2016] N10 W20 S10 E20$ W20 S48 E12
FOP=[YR=2016] S1 E6 FGR=[YR=2016] S7 E21 N21 W22 S8 E1 S6$
N6 W5 S5 W1$ E1 N5 E4 N8 E22 N35$.

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	506.00	SF	6.50	6.50	100	2016	2016	3	97	3,190	
2	0476	VF 6 SBPL	1	100	0	0	100.00	LF	32.00	32.00	100	2023	2018		95	3,040	
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2018		95	285	

LAND DESCRIPTION

TOTAL OB/XF 6,515

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