LOT 3
IN OR 2053/351
BRANCH CREEK PB 7/343

SUMMEY NEAD B JR & CHARLOTTE M
44353 MARY SAULS CIR
CALLAHAN, FL 32011

2023

32-2N-25-019B-0003-0000

BUILDING CHARACTERISTICS

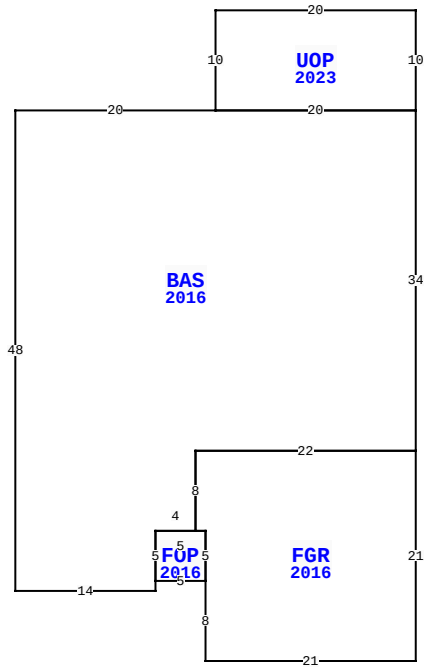
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,588	100	1,588	184,427
FGR	449	55	247	28,686
FOP	25	30	8	929
UOP	200	20	40	4,645
TOTALS	2,262		1,883	218,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,883	102.4100	121.61	228,992	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2019 Heated Area: 1588 HX Base Yr 2019



44353 MARY SAULS CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		218,687
TOTAL MARKET OB/XF VALUE		3,272
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		261,959
SOH/AGL Deduction		93,882
ASSESSED VALUE		168,077
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,077
TOTAL JUST VALUE		261,959
NCON VALUE		3,484
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2053/0351	6/15/2016	WD	Q	I	01	156,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: SUMMEY NEAD B JR &						
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;ORIG=-20,10] W20 S48 E14 N1 N5 E4 N8 E22 N34 W20 $
FGR=[YR=2016;ORIG=-21,57] S8 E21 N21 W22 S8 E1 S5 $
UOP=[YR=2023;ORIG=0,0] W20 S10 E20 N10 $
FOP=[YR=2016;ORIG=-26,57] E5 N5 W5 S5 $
.

EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	519.00	SF	6.50	6.50	100	2016	2016	3	97	3,272	

LAND DESCRIPTION

TOTAL OB/XF 3,272

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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