LOT 40
IN OR 2164/1365
BRANCH CREEK PB 7/343

DIXON LINDA H & LARRY N SR
44385 MARY SAULS CIR
CALLAHAN, FL 32011

2023

32-2N-25-019B-0040-0000

BUILDING CHARACTERISTICS

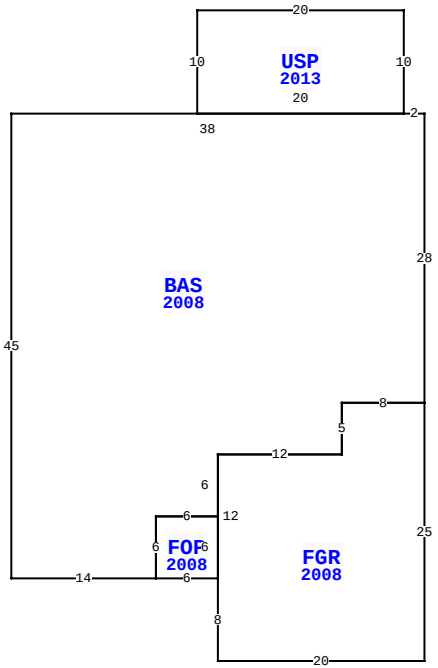
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,484	100	1,484	172,159
FGR	440	55	242	28,074
FOP	36	30	11	1,276
USP	200	30	60	6,960
TOTALS	2,160		1,797	208,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,797	109.1550	129.62	232,927	2008	2008	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2018 Heated Area: 1484 HX Base Yr 2018



44385 MARY SAULS CIR, CALLAHAN

BLD DATE	07/01/2008 JW	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		208,470
TOTAL MARKET OB/XF VALUE		2,391
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		250,861
SOH/AGL Deduction		90,747
ASSESSED VALUE		160,114
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		105,114
TOTAL JUST VALUE		250,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2164/1365	12/08/2017	WD	Q	I	02	189,900
GRANTOR: HOWARD HAZEL DIANNE						
GRANTEE: DIXON LINDA H & LAR						
1591/0050	10/28/2008	WD	Q	I		160,000
GRANTOR: BRANCH CREEK LLC						
GRANTEE: HOWARD HAZEL DIANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W2 USP=[YR=2013] N10 W20 S10 E20 $ W38 S45 E14 FOP=[YR=2008] E6 FGR=[YR=2008] S8 E20 N25 W8 S5 W12 S12$ N6 W6 S6 $ N6 E6 N6 E12 N5 E8 N28 $.

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	0811	CONCRETE B	0	100	0	0	511.00	SF	5.20	5.20	100	2008	2008	3	90	2,391	

LAND DESCRIPTION

TOTAL OB/XF 2,391

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 11/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS