

PRESTWOOD GAIL
44449 MARY SAULS CIRCLE
CALLAHAN, FL 32011

32-2N-25-019B-0044-0000

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	1,560	100	1,560	179,397
FGR	449	55	247	28,405
FOP	26	30	8	920
PTO	200	5	10	1,150

TOTALS	2,235		1,825	209,872
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,825	108.2050	128.49	234,494	2008	2008	0	0		0 10.50	89.50

1 SNGL FAM - 100% - 2009
Heated Area: 1560
HX Base Yr 2009

Diagram labels:
BAS 2008
PTO 2008
FOP 2008
FGR 2008

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		209,872	
TOTAL MARKET OB/XF VALUE		2,424	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		252,296	
SOH/AGL Deduction		123,789	
ASSESSED VALUE		128,507	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		78,507	
TOTAL JUST VALUE		252,296	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		210,018	

PERMIT NUMDESCRIPTIONAMTISSUED

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1580/0613	8/07/2008	WD	Q	I		175,700

GRANTOR: BRANCH CREEK LLC

GRANTEE: PRESTWOOD GAIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W20 PTO=[YR=2008] N10 W20 S10 E20 \$ W20 S46 E13 FOP=[YR=2008] S1 E6 FGR=[YR=2008] S8 E21 N21 W22 S8 E1 S5\$ N5 W5 S4 W1 \$ E1 N4 E4 N8 E22 N34 \$.

LAND DESCRIPTION

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							

TOTAL OB/XF2,424

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS