PT OF LOT 6 IN SEC 49 & 32
IN OR 2536/762
PICKETT ESTATES PB 2/27

NEWBERN JORDAN TAYLOR
44079 MARY SAULS CIR
CALLAHAN, FL 32011

2023

32-2N-25-4020-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

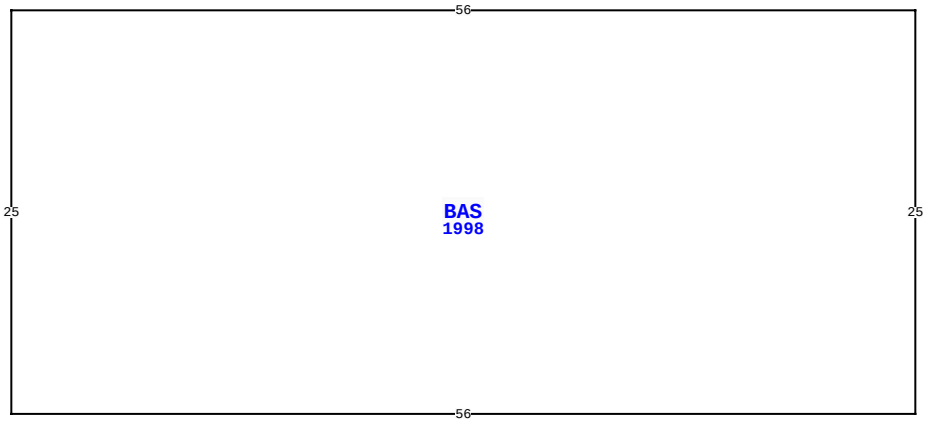
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	153,321
TOTALS	1,400		1,400	153,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,400	159.6400	111.75	156,450	1998	2020	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2022 Heated Area: 1400 HX Base Yr 2022



44079 MARY SAULS CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		153,321
TOTAL MARKET OB/XF VALUE		1,662
TOTAL LAND VALUE - MARKET		10,062
TOTAL MARKET VALUE		165,045
SOH/AGL Deduction		40,176
ASSESSED VALUE		124,869
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,869
TOTAL JUST VALUE		165,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982485	MH MOVE-ON	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2536/0762	12/23/2021	SW	Q	I	01	157,900
GRANTOR: 44079 MARY SAULS CIR						
GRANTEE: NEWBERN JORDAN TAYL						
2473/0892	5/20/2021	WD	Q	I	01	70,000
GRANTOR: MCHUGH JEAN ET AL						
GRANTEE: 44079 MARY SAULS CI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 S25 E56 N25$.

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
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30	21.30	100	1998	1998	3	20	409	
3	0752	USP	0	100	24	12	288.00	SF	15.00	15.00	100	2000	2000	3	29	1,253	

LAND DESCRIPTION

TOTAL OB/XF 1,662

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	0.23	AC		1.00	1.00	1.25	35,000.00	43,750.00	10,062							

REVIEW DATE 06/02/2017 BY KBX Total Acres: 0.23 Total Land Value: 10,062 Market: 0 Agricultural: 0 Common: 10,062 PRINTED 08/02/2023 BY SYS