S-7 & S-6 OF LOT 6
PT OF SECS 49 & 32 R433835
CASE #2006-CP-223

BARNES GERALD/BARNES LYNN RAY
44133 MARY SAULS CIRCLE
CALLAHAN, FL 32011

2023

32-2N-25-4020-0006-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 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
Quality	03	Quality Level 03

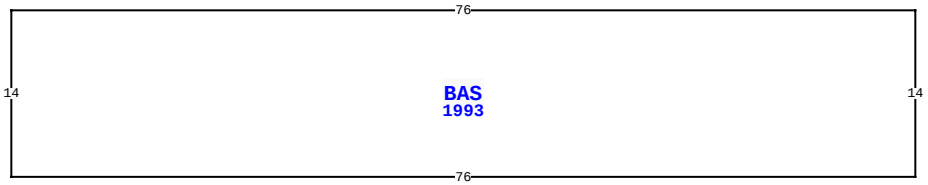
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	20,540
TOTALS	1,064		1,064	20,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	99.0000	64.35	68,468	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 1064 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		20,540
TOTAL MARKET OB/XF VALUE		1,164
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		56,704
SOH/AGL Deduction		0
ASSESSED VALUE		56,704
TOTAL EXEMPTION VALUE	14	56,704
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		56,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0919/1626	2/11/2000	WD	U	I	18	100
GRANTOR: BARNES NAOMI HILL L/E						
GRANTEE: BARNES NAOMI BARNES						
0671/0688	12/07/1992	QC	U	I	18	100
GRANTOR: BARNES NAOMI H ETAL						
GRANTEE: BARNES NAOMI L/E						

44133 MARY SAULS CIR, CALLAHAN

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

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1997	1997	3	20	384	
2	0752	USP	0	100	10	20	200.00	SF	15.00	15.00	100	1997	1997	3	26	780	

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,164

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/02/2017 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS