PT OF LOT 10
IN OR 1937/1089
2005 FTWD DWMH

PIEL WILLIAM T
44326 MARY SAULS CIRCLE
CALLAHAN, FL 32011

**2023**

**32-2N-25-4020-0010-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

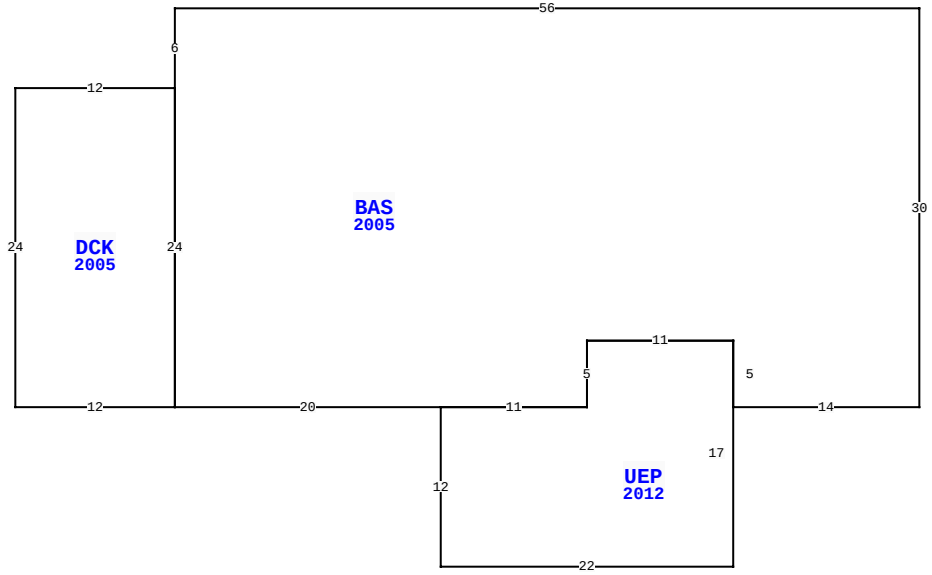
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,625 | 100 | 1,625 | 77,323 |
| DCK | 288 | 15 | 43 | 2,046 |
| UEP | 319 | 70 | 223 | 10,611 |
| TOTALS | 2,232 | | 1,891 | 89,980 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,891 | 117.2000 | 82.04 | 155,138 | 2005 | 2005 | 0 | 0 | 0 | 42.00 | 58.00 |

1 M/H 94+ – 100% - 2016 Heated Area: 1625 HX Base Yr 2016




44326 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 | | 89,980 |
| TOTAL MARKET OB/XF VALUE | | 14,696 |
| TOTAL LAND VALUE - MARKET | | 70,000 |
| TOTAL MARKET VALUE | | 174,676 |
| SOH/AGL Deduction | | 75,288 |
| ASSESSED VALUE | | 99,388 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 44,388 |
| TOTAL JUST VALUE | | 174,676 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 142,894 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH4699 | MH MOVE-ON | 0 | 11/01/2005 |
| E16119 | ELEC OTHER | 0 | 11/01/2005 |
| M10615 | MECH OTHER | 0 | 11/01/2005 |
| P10309 | OTHER | 0 | 11/01/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1937/1089 | 9/16/2014 | WD | Q | I | 01 | 128,000 |
| GRANTOR: SUGGS DEBORAH L | | | | | | |
| GRANTEE: PIEL WILLIAM T | | | | | | |
| 0820/1291 | 1/26/1998 | WD | Q | I | | 41,000 |
| GRANTOR: CROSBY KENNY | | | | | | |
| GRANTEE: BARNES DEBRA L | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2005] W56 S6 DCK=[YR=2005] W12 S24 E12 N24$ S24 E20
UEP=[YR=2012] S12 E22 N17 W11 S5 W11$ E11 N5 E11 S5 E14 N30$.

### 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 985.00 | SF | 5.20 | 5.20 | 100 | 2003 | 2003 | 3 | 84 | 4,302 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 90 | 3,150 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 12 | 20 | 240.00 | SF | 5.00 | 5.00 | 100 | 2005 | 2005 | 3 | 27 | 324 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 386.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 40 | 1,544 | |
| 6 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 28 | 448.00 | SF | 30.00 | 30.00 | 100 | 2008 | 2008 | 3 | 40 | 5,376 | |

### LAND DESCRIPTION

TOTAL OB/XF 14,696

| 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 | 000115 | C | SFR ACRES | 100 | 0005 | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 70,000 | | | | | | | |

REVIEW DATE 07/30/2018 BY KBX Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS