

IN OR 1377/818
ESMT OR 1403/1613
2006 HRT0 SW/MH

KLEPZIG JAMES R & SARAH L
46510 SAULS RD
CALLAHAN, FL 32011-3536

2023

33-3N-25-0000-0003-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		05

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DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		05
NEIGHBORHOOD/LOC	5001.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	1,724	207,625
FOP	300	30	90	10,839
FOP	300	30	90	10,839
FUS	599	100	599	72,139
PTO	24	5	1	120
PTO	27	5	1	120
STP	16	10	2	241
STP	18	10	2	241
STP	31	10	3	361
TOTALS	3,039		2,512	302,525

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W						
5	0811	CONCRETE B	0	100	0	0						
6	0201	BARN WD 10	0	100	48	36						
7	0810	CONCRETE A	0	100	0	0						

REVIEW DATE	08/04/2020	BY	KBA	Total Acres:	9.00	Total Land Value:	144,000	Market:	0	Agricultural:	0	Common:	144,000	PRINTED 08/02/2023 BY	SY
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,512	105.6384	125.45	315,130	2014	2014	0	0
2 SNGL FAM - 100% - 2013									
Heated Area: 2323									
HX Base Yr 2013									
BLD DATE	02/27/2007	KW	LGL DATE	05/19/2023	MLU				
XF DATE			LAND DATE						
INC DATE			AG DATE						

46510 SAULS RD, CALLAHAN	
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		302,525	
TOTAL MARKET OB/XF VALUE		34,244	
TOTAL LAND VALUE - MARKET		144,000	
TOTAL MARKET VALUE		480,769	
SOH/AGL Deduction		237,304	
ASSESSED VALUE		243,465	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		193,465	
TOTAL JUST VALUE		480,769	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		414,160	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428537	CO ISSUED	0	12/08/2014
B1428537	NEW CONSTR	282,056	05/01/2014
B1326834	ADDITION	34,422	01/01/2014
B1226834	XFOB	34,422	01/01/2013
C4743	CO ISSUED	0	03/01/2006
MH4743	MH MOVE-ON	0	03/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1377/0818	12/29/2005	WD	Q	V		140,000	
GRANTOR: HARDWICK JAMES O							
GRANTEE: KLEPZIG JAMES R & S							
1337/1871	8/01/2005	WD	U	V		117,000	
GRANTOR: D & J LAND COMPANY							
GRANTEE: HARDWICK JAMES O							

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2014] W14 N2 W1 FOP=[YR=2014] N12 W8 STP=[YR=2014] N2 PT0=[YR=2014] N3 W9 S3 E9\$ W9 S2 E9\$ W17 S12 E25\$ W25 S2 W14 S14 STP=[YR=2014] W3 S1 W2 S5 E2 S1 E3 N7\$S16 E14 S2 FOP=[YR=2014] S12 E8 STP=[YR=2014] S2 PT0=[YR=2014] S3 E8 N3 W8\$ E8 N2 W8 \$ E17 N12 W25\$ E26 N2 E14 N30\$ PTR=E20 FUS=[YR=2014] E26 S22 W17 S3 W9 N25\$W20\$.			