

PT NW1/4 & PT SW1/4 OF
SEC 33-3N-25E IN OR 1472/912
(EX UTIL ESMT IN OR 1565/18 &

BURNS ANDREW & TAMMY LVNG TRST/BURNS ANDREW LAMAR
46477 SAULS ROAD
CALLAHAN, FL 32011-6507

2023

33-3N-25-0000-0003-0110



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 90
Interior Wall	06	CUST PANEL 10
Interior Floor	14	CARPET 60
Interior Floor	10	TERRAZZO 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

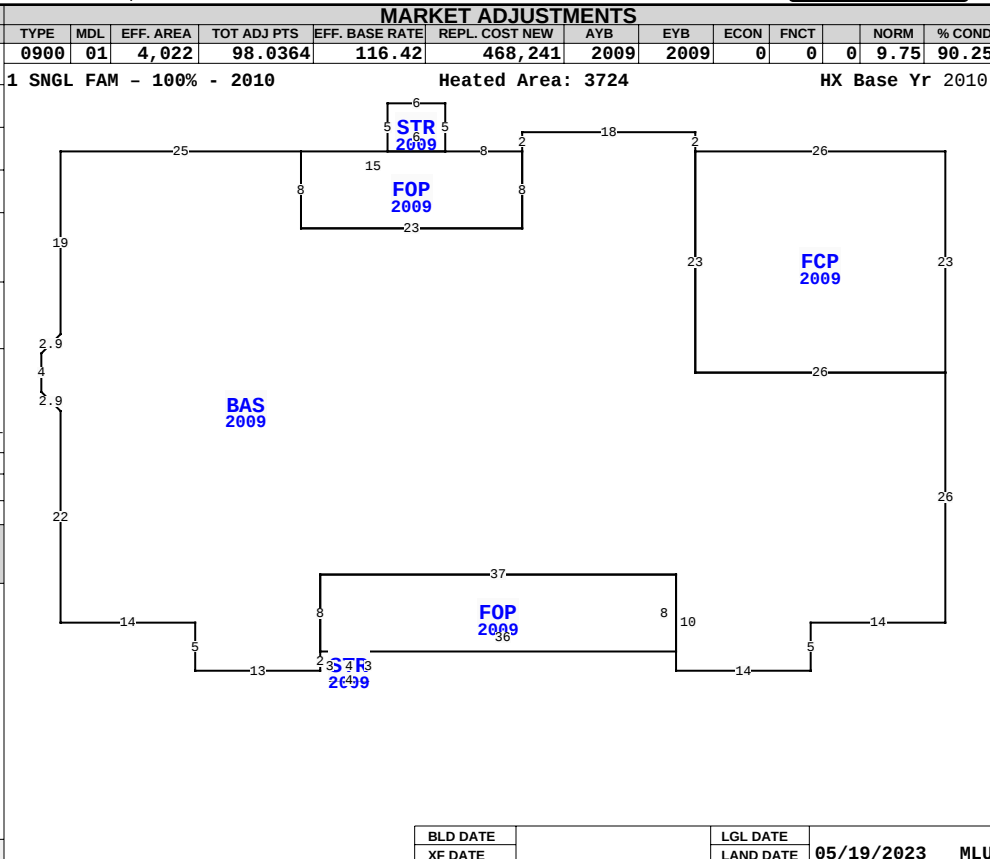
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
		05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,724	100	3,724	391,277
FCP	598	25	150	15,760
FOP	184	30	55	5,779
FOP	296	30	89	9,351
STR	12	10	1	105
STR	30	10	3	315

TOTALS	4,844		4,022	422,588
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0092	AUTO GATE	0	100	0	0	1.00	UT	1,050.00	1,050.00	473
3	0803	ASPHALT C	0	100	0	0	16,565.00	SF	2.00	2.00	22,528
4	0861	POOL GUNIT	0	100	0	0	562.00	SF	85.00	85.00	38,694
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	740
6	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	5,054
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	540
8	0855	CONC PAVER	0	100	0	0	1,018.00	SF	10.00	10.00	9,773
9	0855	CONC PAVER	0	100	0	0	1,298.00	SF	10.00	10.00	12,461
10	0510	GARAGE WD-	0	100	32	26	832.00	SF	35.00	35.00	26,208

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC	
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	19.00	AC	
3	005600	A	TIMBER 3 SI	0			0.00	0.00	28.03	AC	
4	009910	M	MKT. VAL. AG	0			0.00	0.00	47.03	AC	



46477 SAULS RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/19/2023 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
D	VALUATION SUMMARY		
5	VALUATION BY		STANDARD
6	Tax Group: 4	Tax Dist:	
	BUILDING MARKET VALUE		455,120
	TOTAL MARKET OB/XF VALUE		116,471
	TOTAL LAND VALUE - MARKET		411,240
	TOTAL MARKET VALUE		628,533
	SOH/AGL Deduction		329,634
	ASSESSED VALUE		298,899
	TOTAL EXEMPTION VALUE	HX HB	50,000
	BASE TAXABLE VALUE		248,899
	TOTAL JUST VALUE		982,831
	NCON VALUE		58,740
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		435,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21614	CO ISSUED	0	04/27/2009
E21449	ELEC OTHER	5,000	12/01/2008
M14246	H/AC	0	11/01/2008
P13450	OTHER	0	09/01/2008
B21614	NEW CONSTR	313,170	07/01/2008
R11376	REPAIR/RRF	2,000	07/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1450	6/27/2022	SW U	I	I	11	100
GRANTOR: BURNS ANDREW L & TAMM						
GRANTEE: BURNS ANDREW & TAMM						
2562/1520	4/26/2022	SW U	I	I	11	100
GRANTOR: BURNS ANDREW L						
GRANTEE: BURNS ANDREW & TAMM						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=2009] W26 BAS=[YR=2009] N2 W18 S2 FOP=[YR=2009] W8 STR=[YR=2009] N5 W6 S5 E6 \$ W15 S8 E23 N8\$ S8 W23 N8 W25 S19 L2 D2 S4 R2 D2 S22 E14 S5 E13 N2 FOP=[YR=2009] E1 STR=[YR=2009] S3 E4 N3 W4\$ E36 N8 W37 S8\$ N8 E37 S10 E14 N5 E14 N26 W26 N23 \$ S23 E26 N23\$.											

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2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	19.00	AC	
3	005600	A	TIMBER 3 SI	0			0.00	0.00	28.03	AC	
4	009910	M	MKT. VAL. AG	0			0.00	0.00	47.03	AC	

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