IN OR 1882/1878
R277909 & R277910
EX 7-6

HENDRIX MYLES D
46627 SAULS RD
CALLAHAN, FL 32011

2023

33-3N-25-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

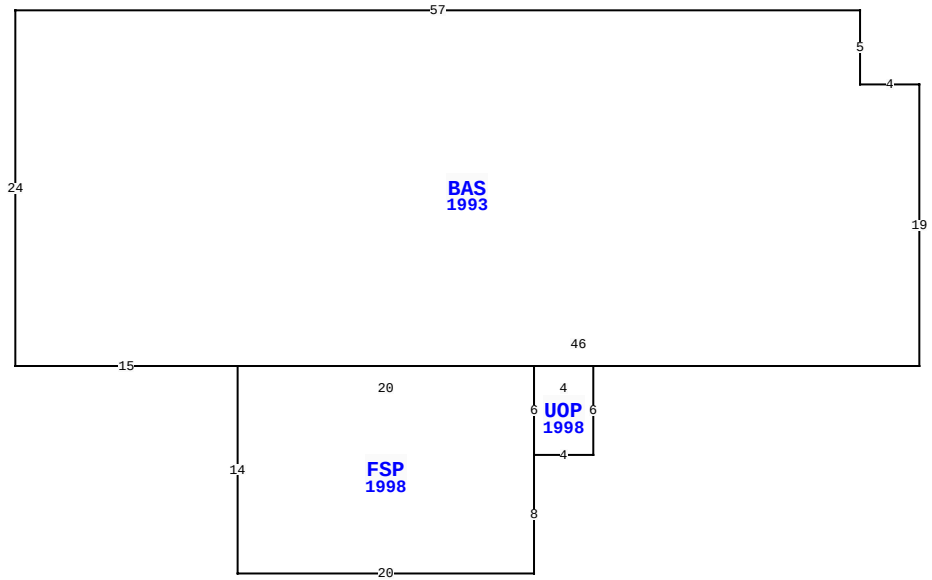
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1,444	43,194
FSP	280	60	168	5,025
UOP	24	25	6	179
TOTALS	1,748		1,618	48,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,618	153.4000	99.71	161,331	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1444 HX Base Yr



46627 SAULS RD, CALLAHAN

BLD DATE	09/24/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	48,399
TOTAL MARKET OB/XF VALUE	4,669
TOTAL LAND VALUE - MARKET	53,200
TOTAL MARKET VALUE	106,268
SOH/AGL Deduction	33,863
ASSESSED VALUE	72,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,405
TOTAL JUST VALUE	106,268
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V980005	REMODEL	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1882/1878	6/24/2013	WD	U	I	11	100
GRANTOR: PETTY ROBERT SHANE &						
GRANTEE: HENDRIX MILES D						
1865/1251	6/24/2013	WD	Q	I	02	94,900
GRANTOR: PETTY ROBERT SHANE &						
GRANTEE: HENDRIX MYLES D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S24 E15 FSP=[YR=1998] S14 E20 N8
UOP=[YR=1998] E4 N6 W4 S6 $ N6 W20$ E46 N19 W4 N5$.

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	1242	WD DECK A	0	0	0	0	400.00	SF	10.00	10.00	100	2002	2002	3	21	840	
2	0940	SHEDS/PORT	0	0	10	11	110.00	SF	18.30	18.30	100	2002	2002	3	21	423	
3	0812	CONCRETE C	0	0	0	0	1,026.00	SF	4.00	4.00	100	2002	2002	3	83	3,406	

LAND DESCRIPTION

TOTAL OB/XF 4,669

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	0	0005	OR	0.00	0.00	1.52	AC		1.00	1.00	1.00	35,000.00	35,000.00	53,200							

REVIEW DATE 10/29/2019 BY KBA Total Acres: 1.52 Total Land Value: 53,200 Market: 0 Agricultural: 0 Common: 53,200 PRINTED 08/02/2023 BY SYS