LOT 1
MILLS CREEK #2 PBK 8/44 & PT
OF SE1/4 OF SEC 33-3N-25E

KIRKLAND JODY M & JENNIFER L
46613 SAULS ROAD
CALLAHAN, FL 32011

2023

33-3N-25-0000-0007-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

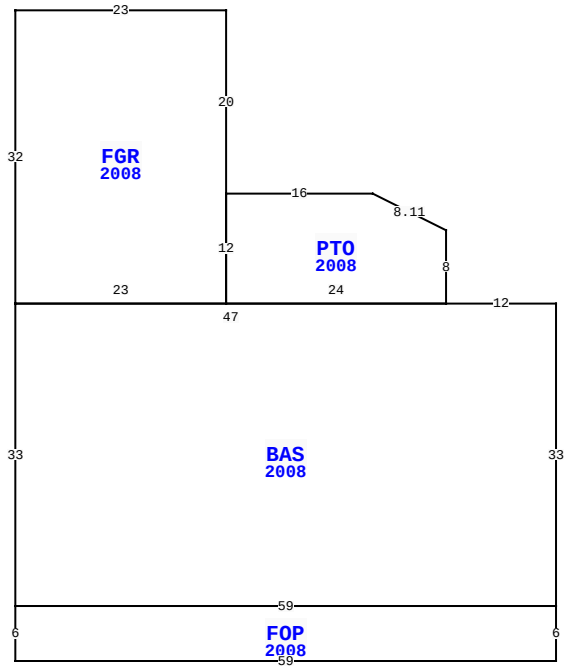
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,947	100	1,947	236,185
FGR	736	55	405	49,130
FOP	354	30	106	12,858
PTO	272	5	14	1,698
TOTALS	3,309		2,472	299,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,472	109.2576	129.74	320,717	2008	2008	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2019 Heated Area: 1947 HX Base Yr 2019



46613 SAULS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,870
TOTAL MARKET OB/XF VALUE		9,170
TOTAL LAND VALUE - MARKET		197,850
TOTAL MARKET VALUE		506,890
SOH/AGL Deduction		192,974
ASSESSED VALUE		313,916
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		263,916
TOTAL JUST VALUE		506,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10898	REPAIR/RRF	2,500	12/01/2007
M13491	MECH OTHER	0	12/01/2007
C20589	CO ISSUED	0	10/01/2007
B20589	NEW CONSTR	0	10/01/2007
E20176	ELEC OTHER	4,000	10/01/2007
P12765	OTHER	0	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/0588	4/09/2018	WD	Q	I	01	332,000
GRANTOR: WHITE WAYNE A						
GRANTEE: KIRKLAND JODY M & J						
2032/1774	3/04/2016	WD	U	V	40	50,000
GRANTOR: RED DIRT RIDGE LLC						
GRANTEE: WHITE WAYNE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 PTO=[YR=2008] N8 U4 L8 W16 FGR=[YR=2008] N20 W23 S32 E23 N12$ S12 E24$ W47 S33 FOP=[YR=2008] S6 E59 N6 W59$ E59 N33$.

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	0810	CONCRETE A	0	100	0	0	169.00	SF	6.50	6.50	100	2008	2008	3	90	989	
2	0811	CONCRETE B	0	100	0	0	1,748.00	SF	5.20	5.20	100	2008	2008	3	90	8,181	

LAND DESCRIPTION

TOTAL OB/XF 9,170

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	2.11	AC		1.00	1.00	1.00	35,000.00	35,000.00	73,850							
2	000115	C	SFR ACRES	100			0.00	0.00	7.75	AC		1.00	1.00	1.00	16,000.00	16,000.00	124,000							

REVIEW DATE 08/05/2020 BY KBA Total Acres: 9.86 Total Land Value: 197,850 Market: 0 Agricultural: 0 Common: 197,850 PRINTED 08/02/2023 BY SYS