LOT 2 & TRACT B
MILLS CREEK #2 PBK 8/44
& PT OF SEC 33-3N-25E

CRESSEY SHAWN C & MOLLIE B
46599 SAULS RD
CALLAHAN, FL 32011

**2023**

**33-3N-25-1302-0002-0000**

## BUILDING CHARACTERISTICS

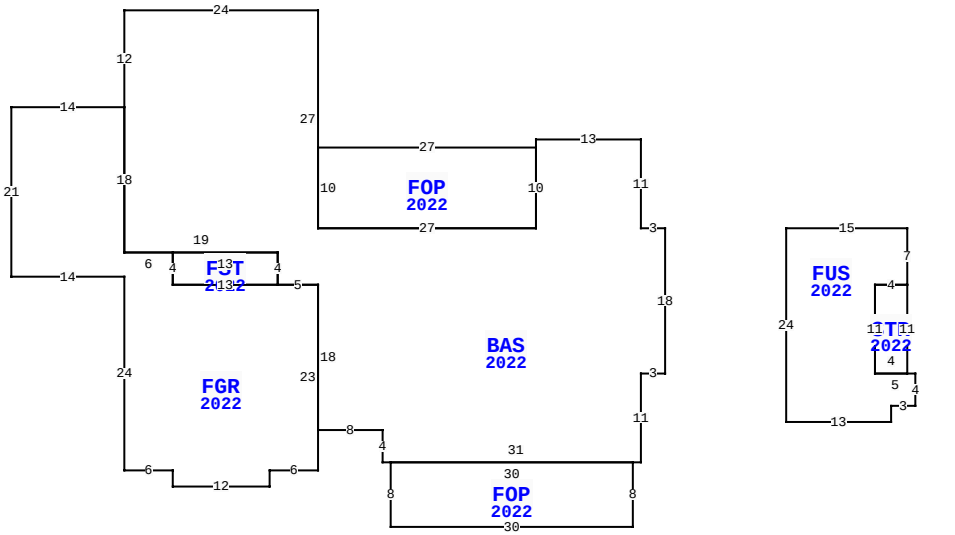
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 03 | MASONRY 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 |
| NEIGHBORHOOD/LOC | 8020.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,065 | 100 | 2,065 | 266,261 |
| FGR | 894 | 55 | 492 | 63,438 |
| FOP | 240 | 30 | 72 | 9,284 |
| FOP | 270 | 30 | 81 | 10,444 |
| FST | 52 | 55 | 29 | 3,739 |
| FUS | 316 | 100 | 316 | 40,745 |
| STR | 44 | 10 | 4 | 516 |
| TOTALS | 3,881 | | 3,059 | 394,427 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,059 | 108.5784 | 128.94 | 394,427 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 2381 HX Base Yr 2023




46599 SAULS RD, CALLAHAN

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 394,427 |
| TOTAL MARKET OB/XF VALUE | | 8,229 |
| TOTAL LAND VALUE - MARKET | | 134,240 |
| TOTAL MARKET VALUE | | 536,896 |
| SOH/AGL Deduction | | 70,232 |
| ASSESSED VALUE | | 466,664 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 416,664 |
| TOTAL JUST VALUE | | 536,896 |
| NCON VALUE | | 401,647 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 151,020 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2307969 | GARAGE 1200 SQFT | 79,776 | 06/21/2023 |
| C2113430 | CO ISSUED | 0 | 12/27/2022 |
| 21013430 | NEW CONSTR | 434,830 | 10/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2321/0757 | 11/22/2019 | WD | Q | V | 01 | 107,500 |
| GRANTOR: STRAVERS WILLIAM M | | | | | | |
| GRANTEE: CRESSEY SHAWN C & M | | | | | | |
| 2040/0153 | 4/13/2016 | WD | Q | V | 02 | 35,000 |
| GRANTOR: RED DIRT RIDGE LLC | | | | | | |
| GRANTEE: STRAVERS WILLIAM M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W3 N11 W13 S1 FOP=[YR=2022] W27 S10 E27 N10$ S10 W27 N27 W24 S12 FGR=[YR=2022] W14 S21 E14 S24 E6 S2 E12 N2 E6 N23 W5 FST=[YR=2022] N4W13S4E13$ W13 N4 W6 N18$ S18 E19 S4 E5 S18 E8 S4 E1 FOP=[YR=2022] S8E30N8W30$ E31 N11 E3 N18$ PTR=E15 FUS=[YR=2022] E15 S7 STR=[YR=2022] S11 W4 N11 E4$ W4 S11 E5 S4 W3 S2 W13 N24$ W15$.

## EXTRA FEATURES

| L N | 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 | 930.00 | SF | 6.50 | 6.50 | 100 | 2022 | 2022 | 3 | 100 | 6,045 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 288.00 | SF | 6.50 | 6.50 | 100 | 2022 | 2022 | 3 | 100 | 1,872 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 6 | 8 | 48.00 | SF | 6.50 | 6.50 | 100 | 2022 | 2022 | 3 | 100 | 312 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,229

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | | PUD | 0.00 | 0.00 | 8.39 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 134,240 | | | | | | | |

REVIEW DATE 03/07/2023 BY DJ Total Acres: 8.39 Total Land Value: 134,240 Market: 0 Agricultural: 0 Common: 134,240 PRINTED 08/02/2023 BY SYS