LOT 4
MILLS CREEK #1 PBK 8/43
IN OR 1690/1418

DIETZ EARL H & GAIL
46721 SAULS RD
CALLAHAN, FL 32011

2024

03-2N-25-1301-0004-0000

NASSAU COUNTY PROPERTY

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 100
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

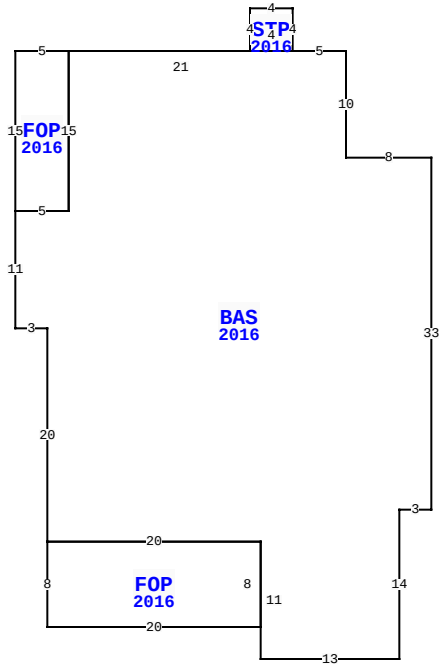
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 8020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1,713	216,323
FOP	75	30	22	2,778
FOP	160	30	48	6,061
STP	16	10	2	253
TOTALS	1,964		1,785	225,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,785	140.3000	133.28	237,905	2016	2016	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2017 Heated Area: 1713 HX Base Yr 2017



46721 SAULS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		225,415
TOTAL MARKET OB/XF VALUE		16,584
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		311,999
SOH/AGL Deduction		143,959
ASSESSED VALUE		168,040
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,040
TOTAL JUST VALUE		311,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531096	CO ISSUED	0	02/22/2016
B1531096	NEW CONSTR	194,089	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1690/1418	7/23/2010	WD	Q	V	02	24,000

GRANTOR: MUSSELWHITE ROAD VENT
GRANTEE: DIETZ EARL H & GAIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W5 STP=[YR=2016] N4 W4 S4 E4 $ W21
FOP=[YR=2016] W5 S15 E5 N15$ S15 W5 S11 E3 S20 FOP=[YR=2016]
S8 E20 N8 W20$ E20 S11 E13 N14 E3 N33 W8 N10$.

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	511.00	SF	6.50	6.50	100	2016	2016	3	96	3,189	
2	0810	CONCRETE A	0	100	0	0	511.00	SF	6.50	6.50	100	2016	2016	3	96	3,189	
3	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00	35.00	100	2016	2016	3	81	10,206	

LAND DESCRIPTION

TOTAL OB/XF 16,584

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS