PT NE1/4 OF NE1/4 OF
SEC 4-2N-25E IN OR 2580/379
(EX SOVEREIGN LANDS &

CYRILL FRANK PAUL III & SANDRA
46670 SAULS RD
CALLAHAN, FL 32011

2024

04-2N-25-0000-0001-0060

BUILDING CHARACTERISTICS

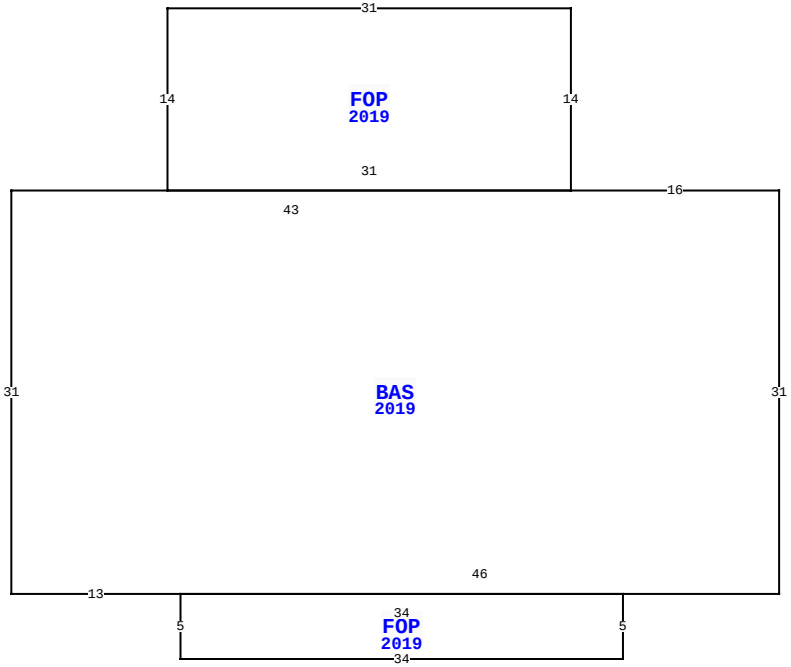
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100	1,829	255,138
FOP	170	30	51	7,115
FOP	434	30	130	18,135
TOTALS	2,433		2,010	280,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,010	113.2929	141.62	284,656	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2023 Heated Area: 1829 HX Base Yr 2023



46670 SAULS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		306,805
TOTAL MARKET OB/XF VALUE		44,725
TOTAL LAND VALUE - MARKET		228,760
TOTAL MARKET VALUE		580,290
SOH/AGL Deduction		152,636
ASSESSED VALUE		427,654
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		377,654
TOTAL JUST VALUE		580,290
NCON VALUE		36,019
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-13908	POLE BARN (20X48)	30,816	10/27/2023
B2218230	GARAGE	85,759	12/12/2022
19002984	SWIM POOL	35,915	06/01/2019
18007165	CO ISSUED	0	05/22/2019
18007165	NEW CONSTR	237,050	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0379	7/20/2022	WD	Q	I	01	650,000
GRANTOR: EVITT JESSICA						
GRANTEE: CYRILL FRANK PAUL &						
2219/1107	8/23/2018	SW	Q	V	02	115,000
GRANTOR: RAYDIENT LLC F/K/A TE						
GRANTEE: EVITT JESSICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] N14 W31 S14 E31$ W43 S31 E13
FOP=[YR=2019] S5 E34 N5 W34$ E46 N31$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	
2	0810	CONCRETE A	0	100	0	0	281.00	SF	6.50	6.50	100	2019	2019	3	98	1,790	
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2019	2019	3	90	23,868	
4	0855	CONC PAVER	0	100	0	0	764.00	SF	10.00	10.00	100	2019	2019	3	98	7,487	
5	0680	POLE SHED	0	100	48	20	960.00	SF	10.00	10.00	100	2024	2023		100	9,600	

LAND DESCRIPTION

TOTAL OB/XF 44,725

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	16.34	AC		1.00	1.00	1.00	14,000.00	14,000.00	228,760							

REVIEW DATE 01/10/2024 BY KW Total Acres: 16.34 Total Land Value: 228,760 Market: 0 Agricultural: 0 Common: 228,760 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

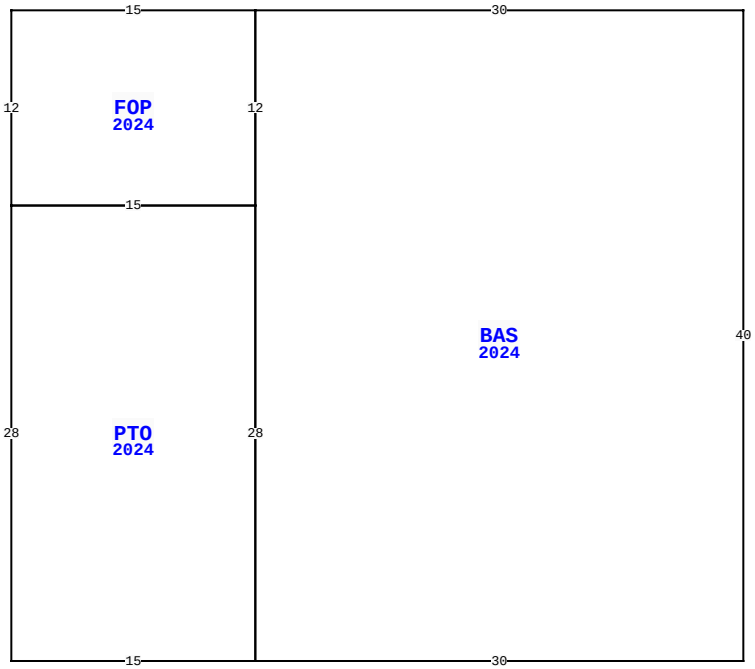
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	24,865
FOP	180	30	54	1,119
PTO	420	5	21	436
TOTALS	1,800		1,275	26,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,275	59.8000	20.93	26,686	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1200 HX Base Yr 2023



46670 SAULS RD, CALLAHAN

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GRANTOR: RAYDIENT LLC F/K/A TE						
GRANTEE: EVITT JESSICA						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S40 W30 N28 N12 $
PTO=[YR=2024;ORIG=35,22] E15 S28 W15 N28 $
FOP=[YR=2024;ORIG=50,10] W15 S12 E15 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/10/2024 BY KW Total Acres: 16.34 Total Land Value: 228,760 Market: 0 Agricultural: 0 Common: 228,760 PRINTED 08/06/2024 BY SYS