

BLOCK 2 LOT 1
IN OR 1609/473
CARSON ESTATES PB 7/356

BRELAND CHARLES ALAN & CATHY GUINN
46687 SAULS ROAD
CALLAHAN, FL 32011

2024

04-2N-25-0240-0002-0010



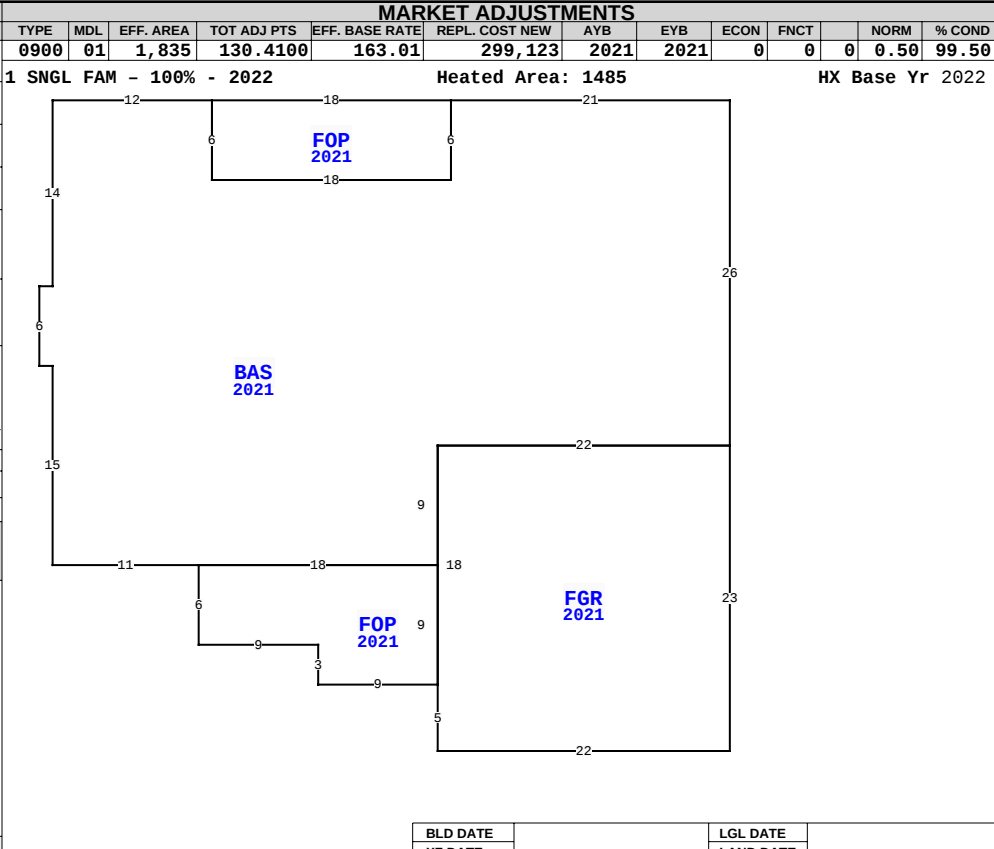
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 08
NEIGHBORHOOD/LOC	8020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	1,485	240,860
FGR	506	55	278	45,090
FOP	108	30	32	5,190
FOP	135	30	40	6,487
TOTALS	2,234		1,835	297,627

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021
2	0811	CONCRETE B	0 100	0	0	589.00	SF	5.20	5.20	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.00	AC	1.00



46687 SAULS RD, CALLAHAN

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						316,920					
TOTAL MARKET OB/XF VALUE						6,497					
TOTAL LAND VALUE - MARKET						54,000					
TOTAL MARKET VALUE						377,417					
SOH/AGL Deduction						94,981					
ASSESSED VALUE						282,436					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						232,436					
TOTAL JUST VALUE						377,417					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						364,221					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004573	CO ISSUED	0	12/21/2021
21004573	GARAGE	0	04/28/2021
21005031	NEW CONSTR	222,873	04/22/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1609/0473	3/05/2009	WD	Q	V	01	68,000	
GRANTOR: CARSON MILDRED							
GRANTEE: BRELAND CHARLES ALA							

BUILDING NOTES											

BUILDING DIMENSIONS
BAS=[YR=2021] W21 FOP=[YR=2021] W18 S6 E18 N6\$ S6 W18 N6 W12 S14 W1 S6 E1 S15 E11 FOP=[YR=2021] S6 E9 S3 E9 FGR=[YR=2021] S5 E22 N23 W22 S18\$ N9 W18\$ E18 N9 E22 N26\$.

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