

PT 31/3N/25E BEING SW 1/4 OF NE
IN OR 2647/353
ESMT IN OR 799/1405

BAILEY STEVEN FRED & SHERRY ANN L/E/
46171 SAULS RD
CALLAHAN, FL 32011

2024

31-3N-25-0000-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5901	HARDWOOD SI 70-79
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,388	100	2,388	266,733
FGR	647	55	356	39,764
FOP	100	30	30	3,351
FOP	413	30	124	13,850
FSP	250	40	100	11,170
FST	56	55	31	3,463
FUS	1,634	100	1,634	182,513
PTO	20	5	1	112
PTO	36	5	2	223
TOTALS	5,544		4,666	521,181

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
2	0510	GARAGE WD-	0	100	14	20	280.00	SF	35.00	35.00	100
3	0810	CONCRETE A	0	100	14	4	56.00	SF	6.50	6.50	100
5	0810	CONCRETE A	0	100	0	0	493.00	SF	6.50	6.50	100
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100

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	005000	C	RURAL HOME	100		OR	0.00	0.00	6.40	AC	
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	25.00	AC	
3	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	8.40	AC	
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	33.40	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,666	103.3032	129.13	602,521	2005	2005	0	0	0 13.50	86.50
1 SNGL FAM - 100% - 2024											
Heated Area: 4022											
HX Base Yr 2024											

46171 SAULS RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/12/2024 DC
04/15/2024 DC

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		521,181	
TOTAL MARKET OB/XF VALUE		6,988	
TOTAL LAND VALUE - MARKET		289,440	
TOTAL MARKET VALUE		640,772	
SOH/AGL Deduction		138,428	
ASSESSED VALUE		502,344	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		452,344	
TOTAL JUST VALUE		817,609	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		835,865	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015077		21,450	11/22/2023
23003216	REPAIR/RRF	29,000	03/10/2023
B13365	NEW CONSTR	308,000	07/01/2004
R6498	REPAIR/RRF	15,000	07/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/353	6/07/2023	QC	U	I	11	100
GRANTOR: BAILEY STEVEN FRED &						
GRANTEE: STEWART ALLISON						
2641/426	5/18/2023	WD	Q	I	01	875,000
GRANTOR: RICE KENNETH ALLEN						
GRANTEE: BAILEY STEVEN & SHE						

BUILDING NOTES											
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BUILDING DIMENSIONS
FGR=[YR=2005] W7 BAS=[YR=2005] W5 FOP=[YR=2005] N10 W10
S10 E10 \$ W10 N10 W3 N2 W10 S2 W3 FSP=[YR=2005] W6
PTO=[YR=2005] N5 W4 S5 E4 \$ W19 S10 E25 N10 \$ S10 W34 S40 E8
FOP=[YR=2005] S10 E19 PTO=[YR=2005] S4 E9 N4 W9 \$ E27 N15
W5 S7 W36 N2 W5 \$ E5 S2 E36 N31 E16 N11 \$ S11 W16 S24 E11 S2
E9 N2 E3 N35 \$ PTR= E15 FST=[YR=2005] E7 FUS=[YR=2005] E12
N4 E8 N24 E3 N2 E10 S2 E3 S18 E15 S6 E7 S7 W7 S6 W15 S15 W14
N8 W8 S8 W14 N24 \$ S8 W7 N8 \$ W15 \$.