PT OF E1/2 OF SE1/4 OF NE1/4
OF SEC 31-3N-25E IN OR 577/866
(EX OR 2155/1800 &OR 661/1743)

MEYER CYNTHIA WILCOX
46223 SAULS ROAD
CALLAHAN, FL 32011

2024

31-3N-25-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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
Quality	03	Quality Level 03

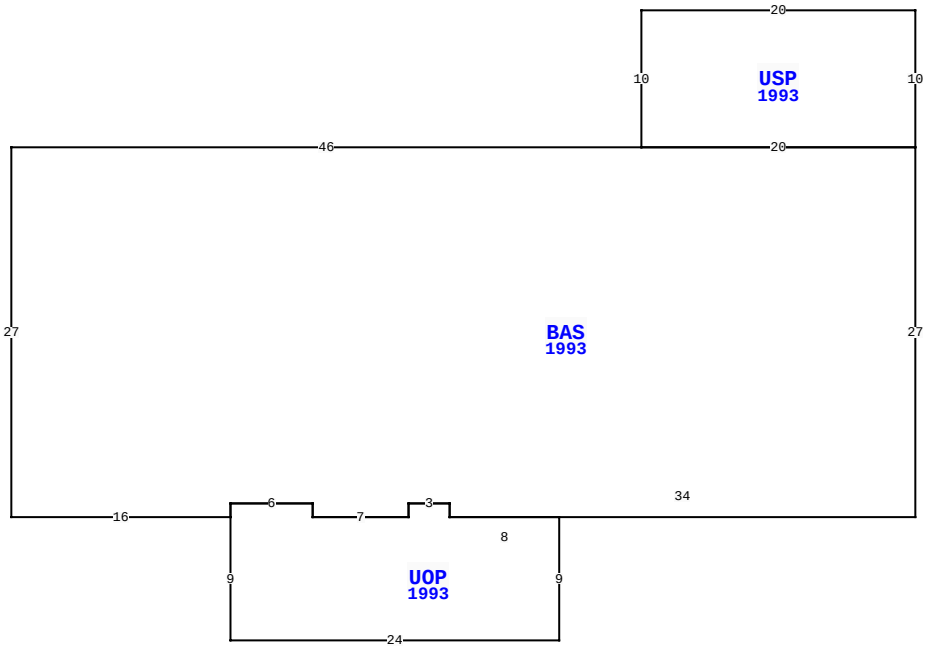
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	1,773	43,935
UOP	225	25	56	1,388
USP	200	50	100	2,478
TOTALS	2,198		1,929	47,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,929	118.0000	82.60	159,335	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1992 Heated Area: 1773 HX Base Yr 1992



46223 SAULS RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		47,800
TOTAL MARKET OB/XF VALUE		7,930
TOTAL LAND VALUE - MARKET		177,240
TOTAL MARKET VALUE		95,485
SOH/AGL Deduction		50,896
ASSESSED VALUE		44,589
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		14,589
TOTAL JUST VALUE		232,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002551	REPAIR/RRF	0	06/01/2000
8187	MH MOVE-ON	40,000	05/25/1990
3987	XFOB	8,200	03/31/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0577/0866	8/25/1989	QC	U	I	01	100
GRANTOR: WILCOX DONNA J						
GRANTEE: MEYER & WILCOX						
0505/0018	12/01/1986	WD	Q	I		62,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W20 S10 BAS=[YR=1993] W46 S27 E16 UOP=[YR=1993] S9 E24 N9 W8 N1 W3 S1 W7 N1 W6 S1 $ N1 E6 S1 E7 N1 E3 S1 E34 N27 W20 $ E20 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	0200	BARN WD 0-	0	100	60	24	1,440.00	SF	20.00	20.00	100	1987	1987	3	20	5,760	
2	0510	GARAGE WD-	0	100	12	20	240.00	SF	26.95	26.95	100	1970	1970	3	20	1,294	
3	0681	POLE SHED	0	100	14	10	140.00	SF	15.00	15.00	100	1987	1987	3	20	420	
4	0681	POLE SHED	0	100	12	20	240.00	SF	7.50	7.50	100	1975	1975	3	20	360	
5	1242	WD DECK A	0	100	6	8	48.00	SF	10.00	10.00	100	1980	1980	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 7,930

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	6.89	AC		1.00	1.00	1.00	545.00	545.00	3,755							
3	005010	A	SVCE ACRGE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.89	AC		1.00	1.00	1.00	16,000.00	16,000.00	142,240							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 9.89 Total Land Value: 39,755 Market: 142,240 Agricultural: 4,755 Common: 35,000 PRINTED 08/06/2024 BY SYS