

LOT 42
IN OR 1651/1571
BRANCH CREEK PB 7/343

ANDERSON DAVID & CRYSTAL
44417 MARY SAULS CIRCLE
CALLAHAN, FL 32011-0544

2024

32-2N-25-019B-0042-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 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

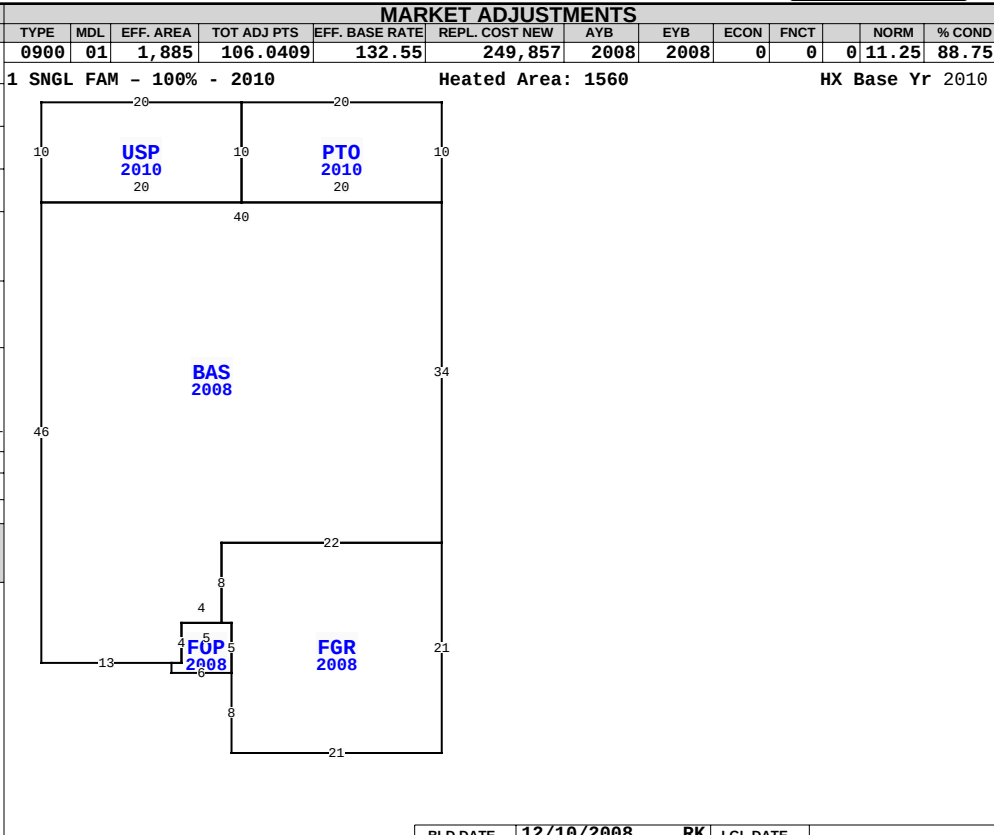
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	183,515
FGR	449	55	247	29,057
FOP	26	30	8	941
PTO	200	5	10	1,177
USP	200	30	60	7,058
TOTALS	2,435		1,885	221,748

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
1	0811	CONCRETE B	0 100	0	0	502.00	SF	5.20	5.20	100	2008	2008	3	89

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0003	RL	0.00	0.00	1.00	UT		1.00	1.00	1.00

REVIEW DATE 05/05/2020 BY KBA



44417 MARY SAULS CIR, CALLAHAN	BLD DATE 12/10/2008	RK 12/10/2008	LGL DATE	
	XF DATE 12/10/2008	RK	LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF														
2,323														

Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	221,748		
TOTAL MARKET OB/XF VALUE	2,323		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	264,071		
SOH/AGL Deduction	130,379		
ASSESSED VALUE	133,692		
TOTAL EXEMPTION VALUE	HX HB DD 60,000		
BASE TAXABLE VALUE	73,692		
TOTAL JUST VALUE	264,071		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	254,785		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1651/1571	11/25/2009	WD	Q	I	01	163,000
GRANTOR: BRANCH CREEK LLC						
GRANTEE: ANDERSON DAVID & CR						

BUILDING NOTES														

BUILDING DIMENSIONS														
PTO=[YR=2010] W20 USP=[YR=2010] W20 S10 BAS=[YR=2008] S46 E13 FOP=[YR=2008] S1 E6 FGR=[YR=2008] S8 E21 N21 W22 S8 E1 S5\$ N5 W5 S4 W1\$ E1 N4 E4 N8 E22 N34 W40\$ E20 N10\$ S10 E20 N10\$.														

OTHER ADJUSTMENTS AND NOTES														

Common: 40,000 PRINTED 08/06/2024 BY SYS