LOT 43
IN OR 1583/604
BRANCH CREEK PB 7/343

MARTIN MICHAEL R/SHROUDER JENNY M
44433 MARY SAULS CIRCLE
CALLAHAN, FL 32011

**2024**

**32-2N-25-019B-0043-0000**

## BUILDING CHARACTERISTICS

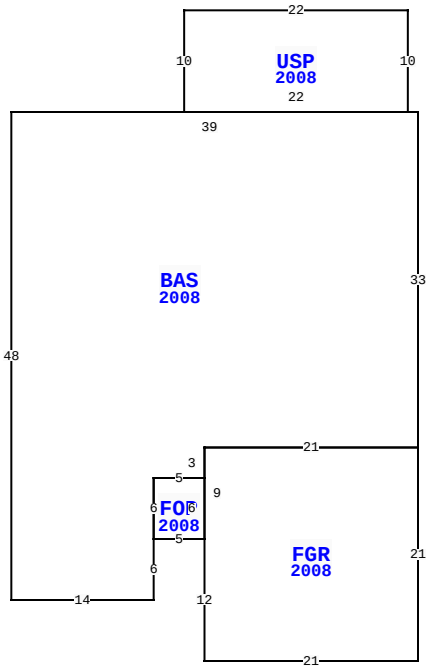
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 1,545 | 100 | 1,545 | 178,076 |
| FGR | 441 | 55 | 243 | 28,008 |
| FOP | 30 | 30 | 9 | 1,037 |
| USP | 220 | 30 | 66 | 7,607 |
| TOTALS | 2,236 | | 1,863 | 214,729 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,863 | 103.8996 | 129.87 | 241,948 | 2008 | 2008 | 0 | 0 | 0 | 11.25 | 88.75 |

1 SNGL FAM – 100% - 2009 Heated Area: 1545 HX Base Yr 2009




44433 MARY SAULS CIR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 08/19/2008 JW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 214,729 |
| TOTAL MARKET OB/XF VALUE | | 6,272 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 261,001 |
| SOH/AGL Deduction | | 128,150 |
| ASSESSED VALUE | | 132,851 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 82,851 |
| TOTAL JUST VALUE | | 261,001 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 252,110 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1583/0604 | 9/02/2008 | WD | Q | I | | 177,000 |

GRANTOR: BRANCH CREEK LLC
GRANTEE: MARTIN MICHAEL R &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W1 USP=[YR=2008] N10 W22 S10 E22$ W39 S48 E14 N6 FOP=[YR=2008] E5 FGR=[YR=2008] S12 E21 N21 W21 S9 $ N6 W5 S6 $ N6 E5 N3 E21 N33 $.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 544.00 | SF | 5.20 | 5.20 | 100 | 2008 | 2008 | 3 | 89 | 2,518 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 138.00 | LF | 32.00 | 32.00 | 100 | 2013 | 2013 | 3 | 85 | 3,754 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,272

| 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 | 000100 | C | SFR | 100 | 0003 | RL | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 40,000 | | | | | | | |

REVIEW DATE 11/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS