PT OF LOTS 7 THRU 10 & ALL OF LO
IN OR 688/1135 & IN OR 2727/1936
(EX PT IN OR 2341/119, OR 2016/3

NOBLES JOHN & MARY
45775 PICKETT ST
CALLAHAN, FL 32011

2024

32-2N-25-4020-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

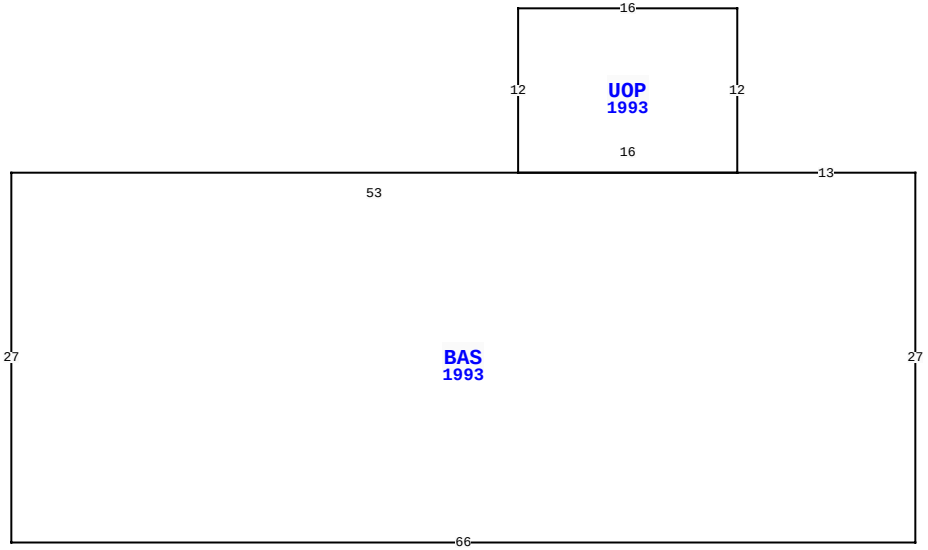
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	43,859
UOP	192	25	48	1,181
TOTALS	1,974		1,830	45,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,830	117.2000	82.04	150,133	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1995 Heated Area: 1782 HX Base Yr 1995



44020 MARY SAULS CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		45,040
TOTAL MARKET OB/XF VALUE		1,280
TOTAL LAND VALUE - MARKET		55,755
TOTAL MARKET VALUE		102,075
SOH/AGL Deduction		74,736
ASSESSED VALUE		27,339
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,339
TOTAL JUST VALUE		102,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,898

6/2023KW: LAND ADJSTD FOR NON - CONTIGUOUS PORTION
MISC SHED + FRONT WOOD DECK =NV
1988 RICH/ R583792 & R583793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014942	H/AC	0	03/01/2001
MH003148	MH MOVE-ON	0	06/01/2000
B006742	CHNGE SRVC	0	03/01/2000
MH971865	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1936	6/21/2024	QC	U	I	11	100
GRANTOR: CROSBY RICHARD W & DO						
GRANTEE: NOBLES JOHN & MARY						
0688/1135	9/17/1993	WD	U	I	07	100
GRANTOR: SAULS C A JR & MARY						
GRANTEE: CROSBY RICHARD & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=1993] N12 W16 S12 E16 $ W53 S27 E66 N27$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 1,280

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.77	AC		1.00	1.00	0.90	35,000.00	31,500.00	55,755							

REVIEW DATE 03/23/2022 BY HSA Total Acres: 1.77 Total Land Value: 55,755 Market: 0 Agricultural: 0 Common: 55,755 PRINTED 08/06/2024 BY SYS