

SAULS MARGARET A
44401 KEME ROAD
CALLAHAN, FL 32011

33-2N-25-0740-0006-0020

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

03 VINYL 100

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

13 LVT/LAMNT 80

11 CLAY TILE 20

03 CENTRAL 100

04 AIR DUCTED 100

2 100

2 100

02 WOOD FRAME 100

1. 1. 100

0 100

00 NONE 100

03 Quality Level 03

0100 SINGLE FAMILY

MKT AREA 08

8026.00

1,578

1,362

142,674

CONSTRUCTION

TYPEMDL

EFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

010001

1,362

116.6880

110.85

150,978

2011

2011

0

0

5.50

94.50

2 SINGLE FAM - 100% - 2012

Heated Area: 1242

HX Base Yr 2012

FSP
2022

BAS
2011

FOP
2011

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

44401 KEME RD, CALLAHAN

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

OB/XF MKT VALUE

NOTES

LAND DESCRIPTION

TOTAL OB/XF

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0006

OR

0.00

0.00

1.03

AC

1.00

1.00

1.00

35,000.00

35,000.00

36,050

REVIEW DATE

01/06/2023

BY

KWA

Total Acres: 1.03

Total Land Value: 36,050

Market: 0

Agricultural: 0

Common: 36,050

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

0

142,674

36,050

178,724

111,731

66,993

111,731

55,000

56,731

178,724

0

172,310

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B25045

C0 ISSUED

0

12/15/2011

E23874

NEW CONSTR

0

10/01/2011

M16579

H/AC

0

10/01/2011

P14961

NEW CONSTR

0

09/01/2011

B25045

NEW CONSTR

133,122

08/01/2011

8448

MH MOVE-ON

17,500

02/14/1991

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1740/0777

5/20/2011

WD Q

I

03

40,000

GRANTOR: DIXON MATTHEW

GRANTEE: SAULS W LARRY & MAR

1729/1245

3/18/2011

CT U

I

18

200

GRANTOR: CLERK OF COURT

GRANTEE: DIXON MATTHEW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W11 FSP=[YR=2022] N8 W24 S8 E24\$ W35 S27 E11

FOP=[YR=2011] S6 E24 N6 W24\$ E35 N27\$.