IN OR 1297/1778
ESMT OR 1316/1138

WILLIAMS JEFFERY D & CARALYN C
46458 SAULS RD
CALLAHAN, FL 32011

2024

33-3N-25-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

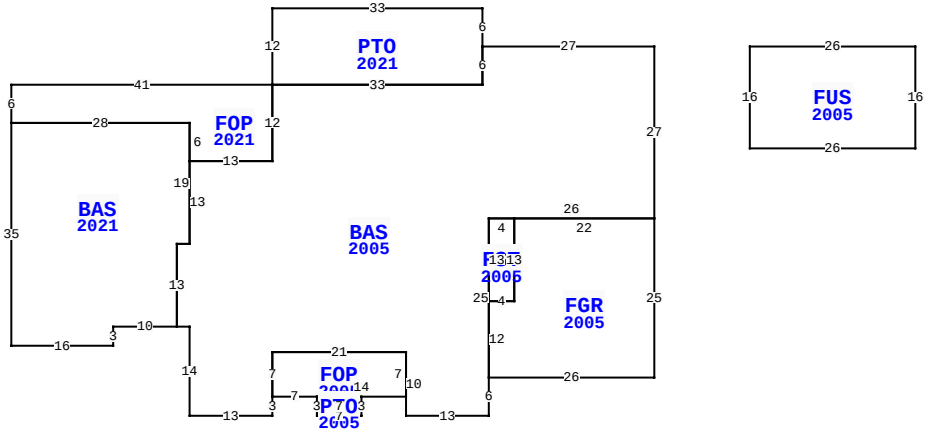
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,812	100	2,812	358,715
BAS	918	100	918	117,106
FGR	598	55	329	41,969
FOP	147	30	44	5,613
FOP	324	30	97	12,374
FST	52	55	29	3,700
FUS	416	100	416	53,067
PTO	21	5	1	127
PTO	396	5	20	2,551
TOTALS	5,684		4,666	595,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,666	106.6142	133.27	621,838	2005	2014	0	0	0	4.28	95.72

1 SNGL FAM – 100% - 2006 Heated Area: 4146 HX Base Yr 2006



46458 SAULS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/11/2021 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		622,091
TOTAL MARKET OB/XF VALUE		46,505
TOTAL LAND VALUE - MARKET		141,500
TOTAL MARKET VALUE		713,256
SOH/AGL Deduction		285,120
ASSESSED VALUE		428,136
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		378,136
TOTAL JUST VALUE		810,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		787,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2217286	REPAIR/RRF	25,775	11/22/2022
20009462	ADDITION	121,319	10/08/2020
B14924	AG BARN	0	04/01/2005
R07413	REPAIR/RRF	6,000	03/01/2005
B14891	NEW CONSTR	260,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0905	3/03/2005	WD	U	V	07	100
GRANTOR: DAWES DENIS H & BRIGE						
GRANTEE: DAWES RUTHIE M						
1297/1778	2/25/2005	WD	Q	V		150,000
GRANTOR: DAWES RUTHIE M						
GRANTEE: WILLIAMS JEFFERY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 PTO=[YR=2021] N6 W33 S12 E33 N6$ S6 W33 FOP=[YR=2021] W41 S6 BAS=[YR=2021] S35 E16 N3 E10 N13 E2 N19 W28$ E28 S6 E13 N12$ S12 W13 S13W2 S13 E2 S14 E13 N3 FOP=[YR=2005] E7 PTO=[YR=2005] S3 E7 N3 W7$ E14 N7W21 S7$ N7 E21 S10 E13 N6 FGR=[YR=2005] E26 N25 W22 FST=[YR=2005] W4S13 E4 N13$ S13 W4 S12$ N25 E26 N27$ PTR=E15 FUS=[YR=2005] E26 S16 W26 N16$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	3,274.00	SF	4.00	4.00	100	2005	2005	3	86	11,263	
3	0681	POLE SHED	0	100	48	18	864.00	SF	15.00	15.00	100	2006	2006	3	44	5,702	
4	0351	CARPORT MT	0	100	19	20	380.00	SF	5.00	5.00	100	2010	2010	3	45	855	
5	0351	CARPORT MT	0	100	15	18	270.00	SF	10.00	10.00	100	2010	2010	3	45	1,215	
6	0940	SHEDS/PORT	0	100	18	16	288.00	SF	30.00	30.00	100	2010	2010	3	45	3,888	
7	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2010	2010	3	45	1,620	
8	0940	SHEDS/PORT	0	100	8	21	168.00	SF	30.00	30.00	100	2010	2010	3	45	2,268	
9	0351	CARPORT MT	0	100	40	40	1,600.00	SF	10.00	10.00	100	2010	2010	3	45	7,200	
10	1242	WD DECK A	0	100	0	0	475.00	SF	10.00	10.00	100	2010	2010	3	45	2,138	

TOTAL OB/XF 39,264

LAND DESCRIPTION

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	555.00	555.00	6,660							
3	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
4	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	104,000							

REVIEW DATE 04/30/2021 BY KB Total Acres: 15.00 Total Land Value: 44,660 Market: 104,000 Agricultural: 7,160 Common: 37,500 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

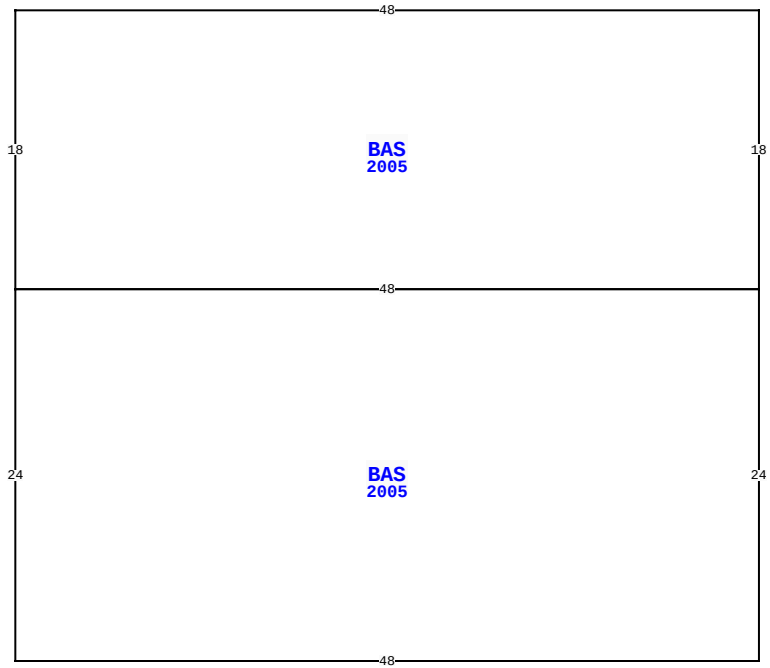
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	11,515
BAS	1,152	100	1,152	15,354
TOTALS	2,016		2,016	26,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,016	51.4500	18.01	36,308	2005	2005	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2006 Heated Area: 2016 HX Base Yr 2006



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GRANTOR: DAWES RUTHIE M						
GRANTEE: WILLIAMS JEFFERY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W48 S18 BAS=[YR=2005] S24 E48 N24 W48$ E48 N18$.

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
11	0754	FOP	0	100	0	0	525.00	SF	15.00	15.00	100	2008	2008	3	35	2,756	
12	0810	CONCRETE A	0	100	0	0	697.00	SF	6.50	6.50	100	2021	2021	3	99	4,485	

LAND DESCRIPTION

TOTAL OB/XF 7,241

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

REVIEW DATE 04/30/2021 BY KB Total Acres: 15.00 Total Land Value: 44,660 Market: 104,000 Agricultural: 7,160 Common: 37,500 PRINTED 08/06/2024 BY SYS