

IN OR 1377/818
ESMT OR 1403/1613
2006 HRT0 SW/MH

KLEPZIG JAMES R & SARAH L
46510 SAULS RD
CALLAHAN, FL 32011-3536

2024

33-3N-25-0000-0003-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	1,724	217,410
FOP	300	30	90	11,350
FSP	300	40	120	15,133
FUS	599	100	599	75,539
PTO	24	5	1	126
PTO	27	5	1	126
STP	16	10	2	252
STP	18	10	2	252
STP	31	10	3	378
TOTALS	3,039		2,542	320,566

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	1,374.00	SF	5.20	5.20	100	2014
3	0810	CONCRETE A	0 100	0	0	706.00	SF	6.50	6.50	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	9.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,542	105.6384	132.05	335,671	2014	2014	0	0	4.50	95.50
2 SNGL FAM - 100% - 2013											
Heated Area: 2323											
HX Base Yr 2013											
46510 SAULS RD, CALLAHAN											

TOTAL OB/XF											
11,331											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/19/2023 MLU											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		361,250	
TOTAL MARKET OB/XF VALUE		11,331	
TOTAL LAND VALUE - MARKET		144,000	
TOTAL MARKET VALUE		516,581	
SOH/AGL Deduction		262,028	
ASSESSED VALUE		254,553	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		204,553	
TOTAL JUST VALUE		516,581	
NCON VALUE		3,784	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		480,769	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428537	CO ISSUED	0	12/08/2014
B1428537	NEW CONSTR	282,056	05/01/2014
B1326834	ADDITION	34,422	01/01/2014
B1226834	XFOB	34,422	01/01/2013
C4743	CO ISSUED	0	03/01/2006
MH4743	MH MOVE-ON	0	03/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1377/0818	12/29/2005	WD	Q	V		140,000	
GRANTOR: HARDWICK JAMES O							
GRANTEE: KLEPZIG JAMES R & S							
1337/1871	8/01/2005	WD	U	V		117,000	
GRANTOR: D & J LAND COMPANY							
GRANTEE: HARDWICK JAMES O							

BUILDING NOTES											
BAS=[YR=2014;ORIG=0,0] W14 N2 W1 W25 S2 W14 S14 S16 E14 S2 E26 N2 E14 N30 \$											
FUS=[YR=2014;ORIG=20,0] E26 S22 W17 S3 W9 N25 \$											
FSP=[YR=2014;ORIG=-15,-2] N12 W8 W17 S12 E25 \$											
FOP=[YR=2014;ORIG=-40,32] S12 E8 E17 N12 W25 \$											
STP=[YR=2014;ORIG=-54,14] W3 S1 W2 S5 E2 S1 E3 N7 \$											
PTO=[YR=2014;ORIG=-23,-16] N3 W9 S3 E9 \$											
PTO=[YR=2014;ORIG=-32,46] S3 E8 N3 W8 \$											
STP=[YR=2014;ORIG=-23,-14] N2 W9 S2 E9 \$											
STP=[YR=2014;ORIG=-32,44] S2 E8 N2 W8 \$											
PTR=[ORIG=0,0] E20 W20 \$											

KLEPZIG JAMES R & SARAH L
46510 SAULS RD
CALLAHAN, FL 32011-3536

33-3N-25-0000-0003-0070

[illegible]