IN OR 919/328
PARCELS 4-1 & 5-1
2010 SCOT DW/MH

ANDERSON JASON ROBERT
46507 SAULS RD
CALLAHAN, FL 32011

2024

33-3N-25-0000-0004-0010

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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
Quality	03	Quality Level 03

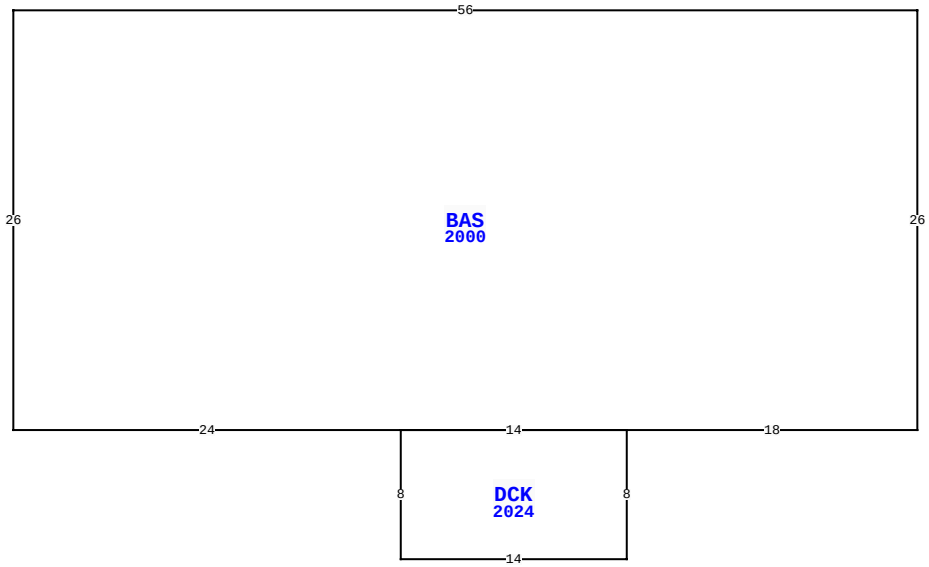
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	83,315
DCK	112	15	17	973
TOTALS	1,568		1,473	84,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,473	115.6000	86.70	127,709	2010	2010	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2005 Heated Area: 1456 HX Base Yr 2005



46507 SAULS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		84,288
TOTAL MARKET OB/XF VALUE		5,121
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		159,409
SOH/AGL Deduction		71,892
ASSESSED VALUE		87,517
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		37,517
TOTAL JUST VALUE		159,409
NCON VALUE		2,881
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,500

MISC PL SHED = NV
ALSO OWNS ADJCNT (5AC) PRCL: 0004-0020
BLDG:1:4: 2010 SCOT (2014)
BLDG:1:3: RP: 12639777 & 12639778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135511	CO ISSUED	0	11/06/2013
MH135511	MH MOVE-ON	0	10/01/2013
MH003076	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0919/0328	2/08/2000	QC	U	V	01	100

GRANTOR: ANDERSON VELMER & SHI
GRANTEE: ANDERSON JASON ROBE

0851/1091	10/08/1998	WD	U	V	01	100

GRANTOR: ANDERSON VELMER & SHI
GRANTEE: ANDERSON JASON ROBE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W56 S26 E24 E14 E18 N26 $
DCK=[YR=2024;ORIG=-32,26] E14 S8 W14 N8 $
.

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	1988	1988	3	64	2,240	
3	0681	POLE SHED	1	100	14	14	196.00	SF	15.00	15.00	100	2024	2022		98	2,881	

LAND DESCRIPTION

TOTAL OB/XF 5,121

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 02/01/2024 BY KW Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS