

CRESSEY SHAWN C & MOLLIE B
46599 SAULS RD
CALLAHAN, FL 32011

33-3N-25-1302-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structure03

HARDIE BRD 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories Units OccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

03050305131403042.0000040100SINGLE FAMILYMKT AREA058020.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS2,0651002,065280,262FGR8945549266,774FOP24030729,772FST270308110,993FUS31610031642,888STR44104543

TOTALS3,8813,059415,167

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000930.00SF6.506.501002022202231006,04520810CONCRETE A010000288.00SF6.506.501002022202231001,87230810CONCRETE A01006848.00SF6.506.50100202220223100312

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT D TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES100OR0.000.008.39AC1.001.001.0016,000.0016,000.00134,240

REVIEW DATE 03/07/2023 BY DJ Total Acres: 8.39 Total Land Value: 134,240 Market: 0 Agricultural: 0 Common: 134,240 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,059108.5784135.72415,16720222022000.00100.00

1 SNGL FAM - 100% - 2023Heated Area: 2381HX Base Yr 2023

FUS 2022FST 2022FGR 2022BAS 2022FOP 2022

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

05/19/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE442,519TOTAL MARKET OB/XF VALUE8,229TOTAL LAND VALUE - MARKET134,240TOTAL MARKET VALUE584,988SOH/AGL Deduction76,972ASSESSED VALUE508,016TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE458,016TOTAL JUST VALUE584,988NCON VALUE27,352INCOME VALUEPREVIOUS YEAR MKT VALUE536,896

PERMIT NUMDESCRIPTIONAMTISSUED

B2307969GARAGE79,77606/21/2023C2113430CO ISSUED012/27/202221013430NEW CONSTR434,83010/01/2021

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE

2321/075711/22/2019WDQV01107,500

GRANTOR: STRAVERS WILLIAM MGRANTEE: CRESSEY SHAWN C & M2040/01534/13/2016WDQV0235,000GRANTOR: RED DIRT RIDGE LLCGRANTEE: STRAVERS WILLIAM M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W3 N11 W13 S1 S10 W27 N27 W24 S12 S18 E19 S4 E5 S18 E8 S4 E1 E31 N11 E3 N18 \$FGR=[YR=2022;ORIG=-67,-15] W14 S21 E14 S24 E6 S2 E12 N2 E6 N23 W5 W13 N4 W6 N18 \$FUS=[YR=2022;ORIG=-101,10] E15 S7 W4 S11 E5 S4 W3 S2 W13 N24 \$FOP=[YR=2022;ORIG=-16,-10] W27 S10 E27 N10 \$FOP=[YR=2022;ORIG=-34,29] S8 E30 N8 W30 \$FST=[YR=2022;ORIG=-48,7] N4 W13 S4 E13 \$STR=[YR=2022;ORIG=-86,17] S11 W4 N11 E4 \$PTR=[ORIG=0,0] E15 W15 \$

LOT 2 & TRACT B
MILLS CREEK #2 PBK 8/44
& PT OF SEC 33-3N-25E

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CALLAHAN, FL 32011

2024

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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
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	8020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,200	100
FCP	480	25
TOTALS	1,680	1,320

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,320	59.8000	20.93	27,628	2023	2023	0	0	0	1.00	99.00
2 GARAGE RES - 100% - 2024												
Heated Area: 1200												
HX Base Yr 2023												
12 30 40 40 12 30 FCP 2024 BAS 2024												
				BLD DATE				LGL DATE				