

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall 31 HARDIE BRD 100										0900 01 2,141 120.8046 159.46 341,404 2007 2007 0 0 8.00 92.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2024 Heated Area: 1763 HX Base Yr 2024										Tax Group: 6 Tax Dist:									
Roof Cover 05 DRYWALL 100																				BUILDING MARKET VALUE 314,092									
Interior Wall 12 HARDWOOD 70																				TOTAL MARKET OB/XF VALUE 1,923									
Interior Floo 11 CLAY TILE 30																				TOTAL LAND VALUE - MARKET 90,000									
Air Condition 03 CENTRAL 100																				TOTAL MARKET VALUE 406,015									
Heating Type 04 AIR DUCTED 100																				SOH/AGL Deduction 76,552									
Bedrooms 3 100																				ASSESSED VALUE 329,463									
Bathrooms 2.5 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Frame 02 WOOD FRAME 100																				BASE TAXABLE VALUE 278,741									
Stories 1. 1. 100																				TOTAL JUST VALUE 406,015									
Units 0 100																				NCON VALUE 0									
Occupancy 00 NONE 100																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE 355,009									
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				M12422 MECH OTHER 0 01/01/2007									
MAP NUM MKT AREA 08																				P11856 OTHER 0 12/01/2006									
NEIGHBORHOOD/LOC 8026.00																				C18872 CO ISSUED 0 11/01/2006									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				B18872 NEW CONSTR 169,884 11/01/2006									
BAS 1,763 100 2007 1,763 258,638																				E18390 ELEC OTHER 3,500 11/01/2006									
FGR 504 55 2007 277 40,636																				R09920 REPAIR/RRF 4,800 11/01/2006									
FOP 85 30 2007 26 3,814																													
FOP 222 30 2007 67 9,829																													
PTO 24 5 2007 1 146																													
PTO 136 5 2007 7 1,027																													
TOTALS 2,734 2,141 314,092																													
EXTRA FEATURES										46704 SAULS RD, CALLAHAN										SALES DATA									
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										BLD DATE 09/12/2007 DJ LGL DATE 05/09/2025 MLU										OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE									
1 0810 CONCRETE A 0 100 0 0 340.00 SF 6.50 6.50 100 2007 2007 3 87 1,923																				2507/0738 10/21/2021 WD Q I 01 401,000									
																				GRANTOR: PRICE CHAD ANTHONY &									
																				GRANTEE: BENNETT ALVIN GERRA									
																				2372/1727 4/07/2020 QC U I 11 100									
																				GRANTOR: PRICE CHAD A & CASEY									
																				GRANTEE: PRICE CHAD A									
LAND DESCRIPTION										TOTAL OB/XF 1,923										BUILDING NOTES									
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																				BUILDING DIMENSIONS									
1 000100 C RES 100 0005 OR 0.00 0.00 3.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 90,000																				BAS=[YR=2007] W12 N6 W11 PT0=[YR=2007] N8 W17 S8 E17\$ FOP=[YR=2007] W17 S5 E17 N5\$ S5 W17 N5 W14 S29 FGR=[YR=2007] S24 E21 PT0=[YR=2007] E6 N4 FOP=[YR=2007] E21 N14 W6 S8 W15 N2 W6 S8 E6\$ W6 S4\$ N24 W21\$ E21 S12 E6 S2 E15 N8 E12 N29\$.									
REVIEW DATE 05/10/2024 BY TWA										Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000										PRINTED 07/30/2025 BY SYS									