PT 31/3N/25E BEING SW 1/4 OF NE
IN OR 2647/353
ESMT IN OR 799/1405

BAILEY STEVEN FRED & SHERRY ANN L/E/
46171 SAULS RD
CALLAHAN, FL 32011

2025

31-3N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

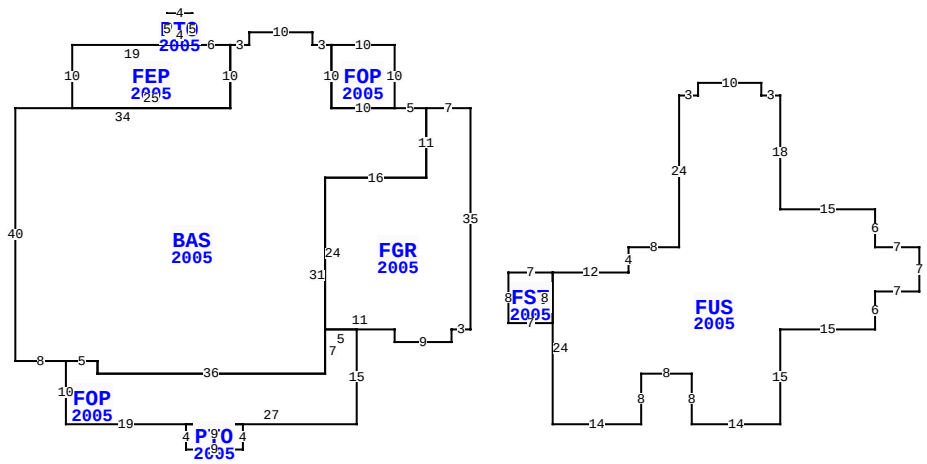
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,388	100	2005	2,388	318,317
FEP	250	80	2005	200	26,660
FGR	647	55	2005	356	47,454
FOP	100	30	2005	30	3,999
FOP	413	30	2005	124	16,529
FST	56	55	2005	31	4,132
FUS	1,634	100	2005	1,634	217,809
PTO	20	5	2005	1	133
PTO	36	5	2005	2	267
TOTALS	5,544			4,766	635,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,766	98.3840	155.45	740,875	2005	2005	0	0	0	14.25	85.75

1 SFR CUST – 100% - 2024 Heated Area: 4022 HX Base Yr 2024



46171 SAULS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	04/15/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		635,300
TOTAL MARKET OB/XF VALUE		18,121
TOTAL LAND VALUE - MARKET		323,530
TOTAL MARKET VALUE		788,172
SOH/AGL Deduction		260,288
ASSESSED VALUE		527,884
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		477,162
TOTAL JUST VALUE		976,951
NCON VALUE		11,520
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		817,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013817	UTILITY BUILDING	0	12/13/2024
B230015077		21,450	11/22/2023
23003216	REPAIR/RRF	29,000	03/10/2023
B13365	NEW CONSTR	308,000	07/01/2004
R6498	REPAIR/RRF	15,000	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/353	6/07/2023	QC	U	I	11	100
GRANTOR: BAILEY STEVEN FRED &						
GRANTEE: STEWART ALLISON						
2641/426	5/18/2023	WD	Q	I	01	875,000
GRANTOR: RICE KENNETH ALLEN						
GRANTEE: BAILEY STEVEN & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-7,0] W5 W10 N10 W3 N2 W10 S2 W3 S10 W34 S40 E8 E5 S2 E36 N31 E16 N11 $
FUS=[YR=2005;ORIG=13,26] E12 N4 E8 N24 E3 N2 E10 S2 E3 S18 E15 S6 E7 S7 W7 S6 W15 S15 W14 N8 W8 S8 W14 N24 $
FGR=[YR=2005;ORIG=0,0] W7 S11 W16 S24 E11 S2 E9 N2 E3 N35 $
FOP=[YR=2005;ORIG=-64,40] S10 E19 E27 N15 W5 S7 W36 N2 W5 $
FEP=[YR=2005;ORIG=-38,-10] W6 W19 S10 E25 N10 $
FOP=[YR=2005;ORIG=-12,0] N10 W10 S10 E10 $
FST=[YR=2005;ORIG=6,26] E7 S8 W7 N8 $
PTO=[YR=2005;ORIG=-45,50] S4 E9 N4 W9 $
PTO=[YR=2005;ORIG=-44,-10] N5 W4 S5 E4 $
.

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	0510	GARAGE WD-	0	100	14	20	280.00	SF	35.00	35.00	100	1995	1995	3	20	1,960	
2	0810	CONCRETE A	0	100	14	4	56.00	SF	6.50	6.50	100	1988	1988	3	52	189	
3	0810	CONCRETE A	0	100	0	0	493.00	SF	6.50	6.50	100	2005	2005	3	84	2,692	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
5	0680	POLE SHED	0	100	48	24	1,152.00	SF	10.00	10.00	100	2025	2024		100	11,520	

LAND DESCRIPTION

TOTAL OB/XF 18,121

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	6.40	AC		1.00	1.00	1.00	19,500.00	19,500.00	124,800							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	225.00	225.00	5,625							
3	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	8.40	AC		1.00	1.00	1.00	515.00	515.00	4,326							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	33.40	AC		1.00	1.00	0.70	8,500.00	5,950.00	198,730							

REVIEW DATE 07/01/2025 BY TW Total Acres: 39.80 Total Land Value: 134,751 Market: 198,730 Agricultural: 9,951 Common: 124,800 PRINTED 07/30/2025 BY SYS