PT OF E1/2 OF SE1/4 OF NE1/4
OF SEC 31-3N-25E
IN OR 2172/1818

TAYLOR MATTHEW A & HOLLIE P
46211 SAULS ROAD
CALLAHAN, FL 32011

2025

31-3N-25-0000-0001-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

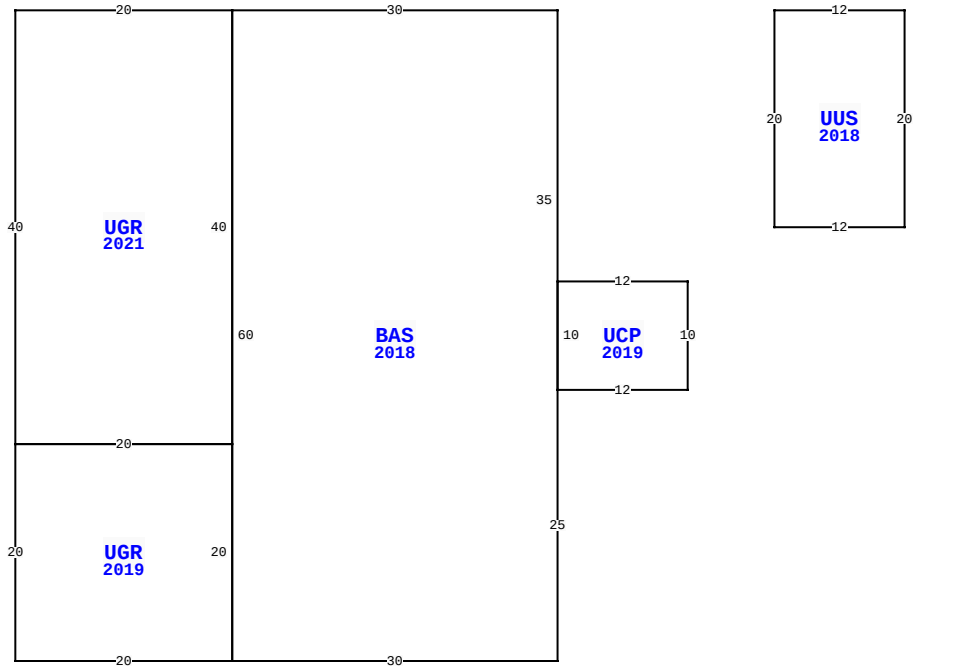
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2018	1,800	90,918
UCP	120	20	2019	24	1,212
UGR	400	45	2019	180	9,092
UGR	800	45	2021	360	18,183
UUS	240	50	2018	120	6,061
TOTALS	3,360			2,484	125,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	2,484	99.7920	52.89	131,379	2018	2018	0	0	0	4.50	95.50

1 ACCESORY U – 100% - 2019 Heated Area: 1800 HX Base Yr 2019



46211 SAULS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

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	2020	2020	3	99	3,465	
2	0810	CONCRETE A	0	100	0	0	508.00	SF	6.50	6.50	100	2020	2020	3	98	3,236	
3	0866	POOL FIBER	0	100	0	0	442.00	SF	72.00	72.00	100	2021	2021	3	90	28,642	
4	0855	CONC PAVER	0	100	0	0	1,188.00	SF	10.00	10.00	100	2021	2021	3	99	11,761	
5	0462	ST/AL FNC	0	100	0	0	560.00	SF	10.00	10.00	100	2021	2021	3	93	5,208	
6	0680	POLE SHED	0	100	20	20	400.00	SF	5.00	5.00	100	2022	2022	3	95	1,900	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		678,796
TOTAL MARKET OB/XF VALUE		54,212
TOTAL LAND VALUE - MARKET		196,950
TOTAL MARKET VALUE		929,958
SOH/AGL Deduction		207,583
ASSESSED VALUE		722,375
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		671,653
TOTAL JUST VALUE		929,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		865,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004456	SWIM POOL	50,000	04/12/2021
19013019	NEW CONSTR	157,744	12/27/2019
19008991	CO ISSUED	0	08/21/2019
19004296	NEW CONSTR	249,672	06/01/2019
18001643	XFOB	0	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/1818	1/25/2018	WD	Q	V	01	139,900
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: TAYLOR MATTHEW A &						
2155/1800	11/03/2017	WD	Q	V	01	83,500
GRANTOR: MEYER CYNTHIA WILCOX						
GRANTEE: G&H LAND & TIMBER I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 UGR=[YR=2021] W20 S40 UGR=[YR=2019] S20 E20 N20 W20$ E20 N40$ S60 E30 N25 UCP=[YR=2019] E12 N10 W12 S10$ N35$ PTR=E20 UUS=[YR=2018] E12 S20 W12 N20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 54,212

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	000100	C	RES	100		OR	0.00	0.00	10.10	AC		1.00	1.00	1.00	19,500.00	19,500.00	196,950							

REVIEW DATE 10/06/2021 BY KB Total Acres: 10.10 Total Land Value: 196,950 Market: 0 Agricultural: 0 Common: 196,950 PRINTED 07/30/2025 BY SYS

PT OF E1/2 OF SE1/4 OF NE1/4
OF SEC 31-3N-25E
IN OR 2172/1818

TAYLOR MATTHEW A & HOLLIE P
46211 SAULS ROAD
CALLAHAN, FL 32011

2025

31-3N-25-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

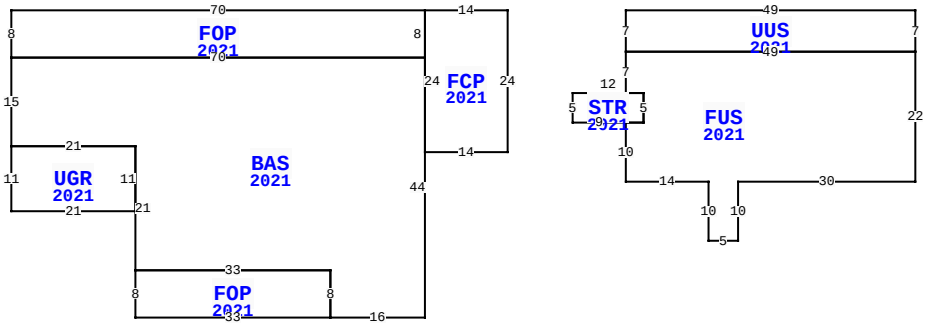
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2,207	100	2021	2,207	310,500
FCP	336	25	2021	84	11,818
FOP	264	30	2021	79	11,114
FOP	560	30	2021	168	23,636
FUS	1,113	100	2021	1,113	156,587
STR	60	10	2021	6	844
UGR	231	45	2021	104	14,631
UUS	343	50	2021	172	24,199
TOTALS	5,114			3,933	553,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,933	91.8000	145.04	570,442	2020	2020	0	0	0	3.00	97.00

2 SFR CUST – 100% - 2019 Heated Area: 3320 HX Base Yr 2019



46211 SAULS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
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2155/1800	11/03/2017	WD	Q	V	01	83,500
GRANTOR: MEYER CYNTHIA WILCOX						
GRANTEE: G&H LAND & TIMBER I						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2021] W14 FOP=[YR=2021] W70 S8 BAS=[YR=2021] S15
UGR=[YR=2021] S11 E21 N11 W21$ E21 S21 FOP=[YR=2021] S8 E33
N8 W33$ E33 S8 E16 N44 W70 $ E70 N8$ S24 E14 N24$ PTR=E20
UUS=[YR=2021] E49 S7 FUS=[YR=2021] S22 W30 S10 W5 N10 W14 N10
STR=[YR=2021] W9 N5 E12 S5 W3$ E3 N5 W3 N7 E49$ W49 N7$ W20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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