LOT 2
IN OR 2155/351
BRANCH CREEK PB 7/343

MANTAS ANDERSON TOMOKO
44339 MARY SAULS CIRCLE
CALLAHAN, FL 32011

2025

32-2N-25-019B-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

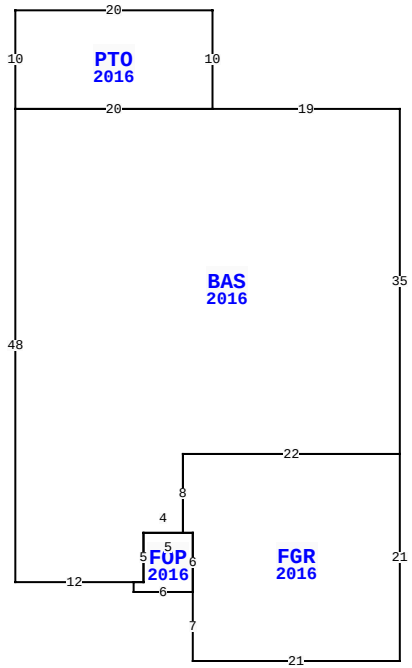
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2016	1,566	192,366
FGR	449	55	2016	247	30,341
FOP	31	30	2016	9	1,105
PTO	200	5	2016	10	1,229
TOTALS	2,246			1,832	225,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,832	99.0000	130.68	239,406	2016	2016	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2018 Heated Area: 1566 HX Base Yr 2018



44339 MARY SAULS CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		225,042
TOTAL MARKET OB/XF VALUE		6,345
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		271,387
SOH/AGL Deduction		92,134
ASSESSED VALUE		179,253
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,531
TOTAL JUST VALUE		271,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2155/0351	10/31/2017	WD	Q	I	01	165,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: MANTAS ANDERSON TOM						
1996/0054	8/07/2015	WD	U	V	11	100
GRANTOR: BRANCH CREEK LLC						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 PTO=[YR=2016] N10 W20 S10 E20$ W20 S48 E12 FOP=[YR=2016] S1 E6 FGR=[YR=2016] S7 E21 N21 W22 S8 E1 S6$ N6 W5 S5 W1$ E1 N5 E4 N8 E22 N35$.

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	0810	CONCRETE A	0	100	0	0	506.00	SF	6.50	6.50	100	2016	2016	3	95	3,125	
2	0476	VF 6 SBPL	1	100	0	0	100.00	LF	32.00	32.00	100	2023	2018		92	2,944	
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2018		92	276	

LAND DESCRIPTION

TOTAL OB/XF 6,345

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	0003	RL	0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS