LOT 3
IN OR 2053/351
BRANCH CREEK PB 7/343

SUMMEY NEAD B JR & CHARLOTTE M
44353 MARY SAULS CIR
CALLAHAN, FL 32011

2025

32-2N-25-019B-0003-0000

BUILDING CHARACTERISTICS

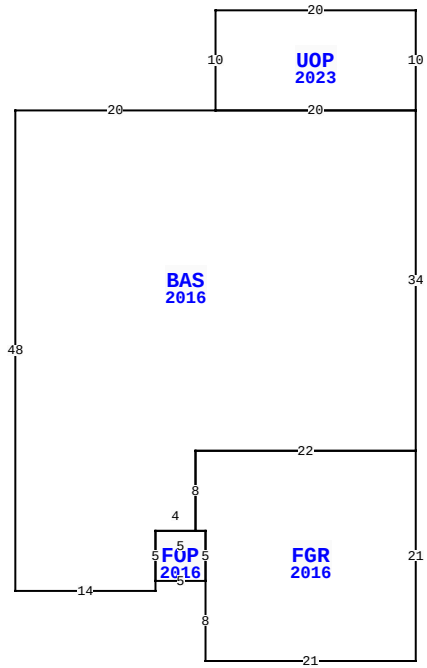
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,588	100	2016	1,588	191,173
FGR	449	55	2016	247	29,735
FOP	25	30	2016	8	964
UOP	200	20	2023	40	4,816
TOTALS	2,262			1,883	226,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,883	97.0200	128.07	241,156	2016	2016	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2019 Heated Area: 1588 HX Base Yr 2019



44353 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		226,687
TOTAL MARKET OB/XF VALUE		3,205
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		269,892
SOH/AGL Deduction		91,753
ASSESSED VALUE		178,139
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,417
TOTAL JUST VALUE		269,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2053/0351	6/15/2016	WD	Q	I	01	156,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: SUMMEY NEAD B JR &						
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;ORIG=-20,10] W20 S48 E14 N1 N5 E4 N8 E22 N34 W20 $
FGR=[YR=2016;ORIG=-21,57] S8 E21 N21 W22 S8 E1 S5 $
UOP=[YR=2023;ORIG=0,0] W20 S10 E20 N10 $
FOP=[YR=2016;ORIG=-26,57] E5 N5 W5 S5 $
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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	519.00	SF	6.50	6.50	100	2016	2016	3	95	3,205	

LAND DESCRIPTION

TOTAL OB/XF 3,205

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