LOT 41
BRANCH CREEK PB 7/343

PORTMAN ASHTEN N
44401 MARY SAULS CIRCLE
CALLAHAN, FL 32011

2025

32-2N-25-019B-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

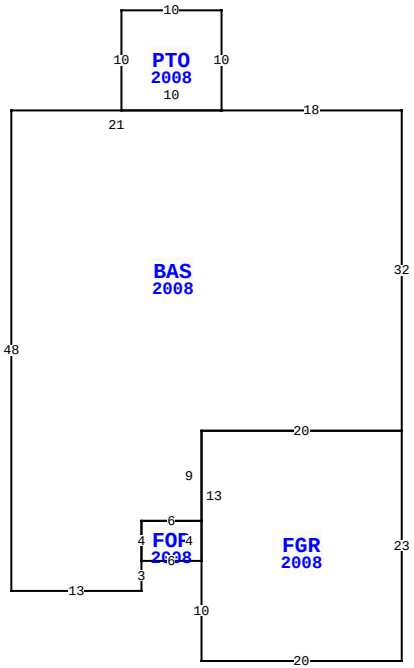
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,510	100	2008	1,510	179,800
FGR	460	55	2008	253	30,125
FOP	24	30	2008	7	833
PTO	100	5	2008	5	596
TOTALS	2,094			1,775	211,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,775	102.5100	135.31	240,175	2008	2008	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2022 Heated Area: 1510 HX Base Yr 2022



44401 MARY SAULS CIR, CALLAHAN

BLD DATE	12/10/2008 RK	LGL DATE	
XF DATE	12/10/2008 RK	LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		211,354
TOTAL MARKET OB/XF VALUE		2,320
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		253,674
SOH/AGL Deduction		29,481
ASSESSED VALUE		224,193
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,471
TOTAL JUST VALUE		253,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/1659	12/05/2022	QC	U	I	11	100
GRANTOR: PORTMAN TAYLOR						
GRANTEE: PORTMAN ASHTEN						
2354/1886	4/10/2020	QC	U	I	11	100
GRANTOR: PORTMAN TAYLOR ROBERT						
GRANTEE: PORTMAN TAYLOR R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 PTO=[YR=2008] N10 W10 S10 E10$ W21 S48 E13 N3 FOP=[YR=2008] E6 FGR=[YR=2008] S10 E20 N23 W20 S13 $ N4 W6 S4 $ N4 E6 N9 E20 N32 $.

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	0811	CONCRETE B	0	100	0	0	507.00	SF	5.20	5.20	100	2008	2008	3	88	2,320	

LAND DESCRIPTION

TOTAL OB/XF 2,320

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 11/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS