LOT 42
IN OR 1651/1571
BRANCH CREEK PB 7/343

ANDERSON DAVID & CRYSTAL
44417 MARY SAULS CIRCLE
CALLAHAN, FL 32011-0544

2025

32-2N-25-019B-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

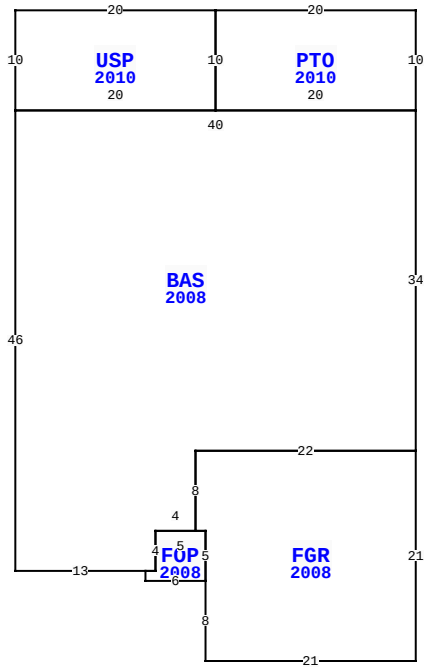
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,560	100	2008	1,560	182,047
FGR	449	55	2008	247	28,824
FOP	26	30	2008	8	934
PTO	200	5	2010	10	1,167
USP	200	30	2010	60	7,002
TOTALS	2,435			1,885	219,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,885	100.4598	132.61	249,970	2008	2008	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2010 Heated Area: 1560 HX Base Yr 2010



44417 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		219,974
TOTAL MARKET OB/XF VALUE		2,297
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		262,271
SOH/AGL Deduction		124,702
ASSESSED VALUE		137,569
TOTAL EXEMPTION VALUE	HX HB DD	60,722
BASE TAXABLE VALUE		76,847
TOTAL JUST VALUE		262,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1651/1571	11/25/2009	WD	Q	I	01	163,000

GRANTOR: BRANCH CREEK LLC
GRANTEE: ANDERSON DAVID & CR

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2010] W20 USP=[YR=2010] W20 S10 BAS=[YR=2008] S46 E13 FOP=[YR=2008] S1 E6 FGR=[YR=2008] S8 E21 N21 W22 S8 E1 S5$ N5 W5 S4 W1$ E1 N4 E4 N8 E22 N34 W40$ E20 N10$ S10 E20 N10$.

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	502.00	SF	5.20	5.20	100	2008	2008	3	88	2,297	

LAND DESCRIPTION

TOTAL OB/XF 2,297

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 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS