

MARTIN MICHAEL R/SHROUDER JENNY M
44433 MARY SAULS CIRCLE
CALLAHAN, FL 32011

32-2N-25-019B-0043-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20 FACE BRICK 100
03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floor 13 LVT/LAMNT 80
Interior Floor 08 SHT VINYL 20
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 3 100
Bathrooms 2 100
Frame 02 WOOD FRAME 100
Stories Units 1. 1. 100
 0 100
Occupancy 00 NONE 100

TOTALS

2,236

1,863

213,013

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

1 0811 CONCRETE B 0 100 0 0 544.00 SF 5.20 5.20 100 2008 2008 3 88 2,489

2 0476 VF 6 SBPL 0 100 0 0 138.00 LF 32.00 32.00 100 2013 2013 3 83 3,665

LAND DESCRIPTION

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

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

ADJUSTING CHARACTERISTICS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 1,863 98.4312 129.93 242,060 2008 2008 0 0 0 12.00 88.00

1 SNGL FAM - 100% - 2009 Heated Area: 1545 HX Base Yr 2009

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 1 Tax Dist:

BUILDING MARKET VALUE 213,013

TOTAL MARKET OB/XF VALUE 6,154

TOTAL LAND VALUE - MARKET 40,000

TOTAL MARKET VALUE 259,167

SOH/AGL Deduction 122,463

ASSESSED VALUE 136,704

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 85,982

TOTAL JUST VALUE 259,167

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 261,001

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

1583/0604 9/02/2008 WD Q I 177,000

GRANTOR: BRANCH CREEK LLC

GRANTEE: MARTIN MICHAEL R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W1 USP=[YR=2008] N10 W22 S10 E22\$ W39 S48 E14 N6 FOP=[YR=2008] E5 FGR=[YR=2008] S12 E21 N21 W21 S9 \$ N6 W5 S6 \$ N6 E5 N3 E21 N33 \$.

Diagram Description

The diagram shows a large rectangular lot with dimensions 48' by 33'. Inside the lot, there are several smaller areas labeled with codes and years: BAS 2008 (Basement), USP 2008 (Upper Story Porch), FOP 2008 (Front Porch), and FGR 2008 (Front Garden). The lot is divided into sections by lines representing walls or boundaries. Dimensions for various sections are provided: 22' wide at the top, 10' wide on the right side of the top section, 39' wide for the main central area, 10' wide on the left side of the main area, 14' wide at the bottom left, 12' wide for the bottom left section, 21' wide for the bottom right section, and 9' wide for the middle section between the porch and garden.