

PT OF LOT 4
IN OR 2770/1733
PICKETT ESTATES PBK 2/27

MILLER JEFFREY B/MILLER AMANDA D
44253 MARY SAULS CIRCLE
CALLAHAN, FL 32011

2025

32-2N-25-4020-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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

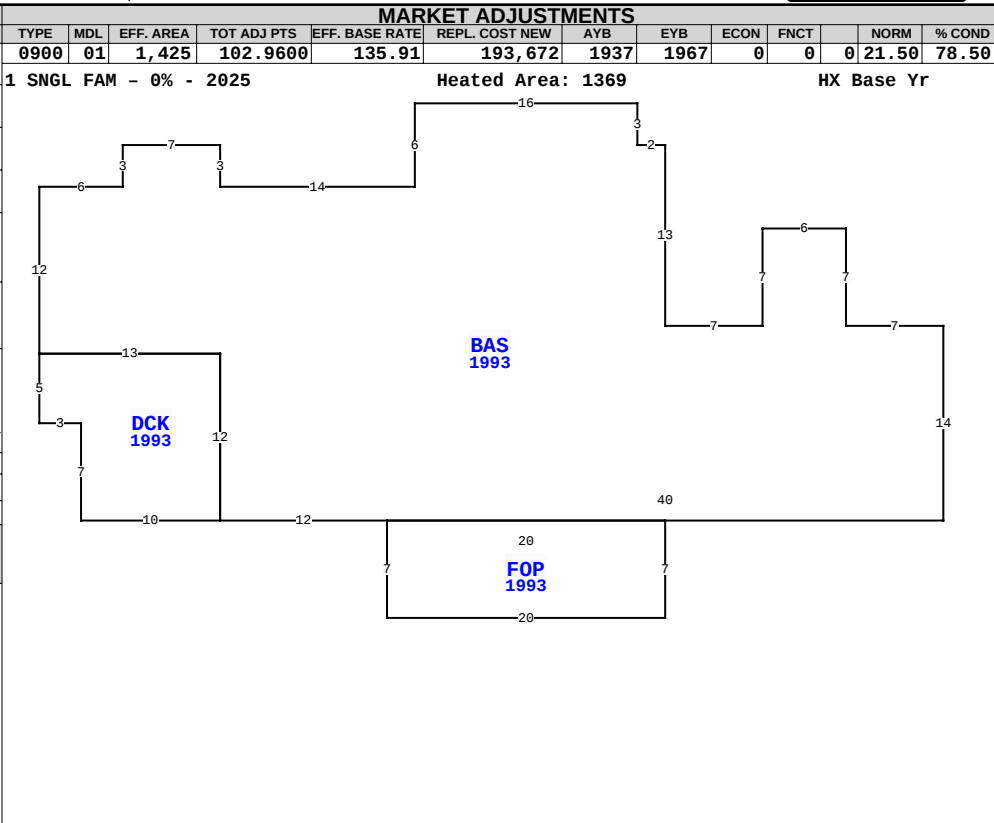
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,369	100	1993	1,369	146,058
DCK	135	10	1993	14	1,494
FOP	140	30	1993	42	4,481

TOTALS	1,644			1,425	152,033
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	0	20	16		320.00	SF 10.50	100	1935
2	0681	POLE SHED	0	0	22	12		264.00	SF 12.00	100	1970
3	0680	POLE SHED	0	0	26	11		286.00	SF 8.00	100	1970
4	0510	GARAGE WD-	0	0	41	16		656.00	SF 10.50	100	1935

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		OR	0.00	0.00	4.44	AC	1.00



44253 MARY SAULS CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

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	0510	GARAGE WD-	0	0	20	16		320.00	SF 10.50	100	1935	1935	3	20	672	
2	0681	POLE SHED	0	0	22	12		264.00	SF 12.00	100	1970	1970	3	20	634	
3	0680	POLE SHED	0	0	26	11		286.00	SF 8.00	100	1970	1970	3	20	458	
4	0510	GARAGE WD-	0	0	41	16		656.00	SF 10.50	100	1935	1935	3	20	1,378	

TOTAL OB/XF											
3,142											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	152,033		
TOTAL MARKET OB/XF VALUE	3,142		
TOTAL LAND VALUE - MARKET	133,200		
TOTAL MARKET VALUE	288,375		
SOH/AGL Deduction	0		
ASSESSED VALUE	288,375		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	288,375		
TOTAL JUST VALUE	288,375		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	227,488		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2770/1733	2/22/2025	QC	U	I	11	100	
GRANTOR: SOMMESE MARK M & LISA							
GRANTEE: MILLER JEFFREY B							
1138/0530	5/16/2003	QC	Q	I	01	100	
GRANTOR: MILLER LISA M							
GRANTEE: SOMMESE MARK M & LI							

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=1993] W7 N7 W6 S7 W7 N13 W2 N3 W16 S6 W14 N3 W7 S3 W6 S12 DCK=[YR=1993] S5 E3 S7 E10 N12 W13 \$ E13 S12 E12 FOP=[YR=1993] S7 E20 N7 W20 \$ E40 N14 \$.															