

PT OF LOT 5 (IN SEC 49)
IN OR 2509/753
EX S-3

GRIFFIS DYLAN K
44233 MARY SAULS CIRCLE
CALLAHAN, FL 32011

2025

32-2N-25-4020-0005-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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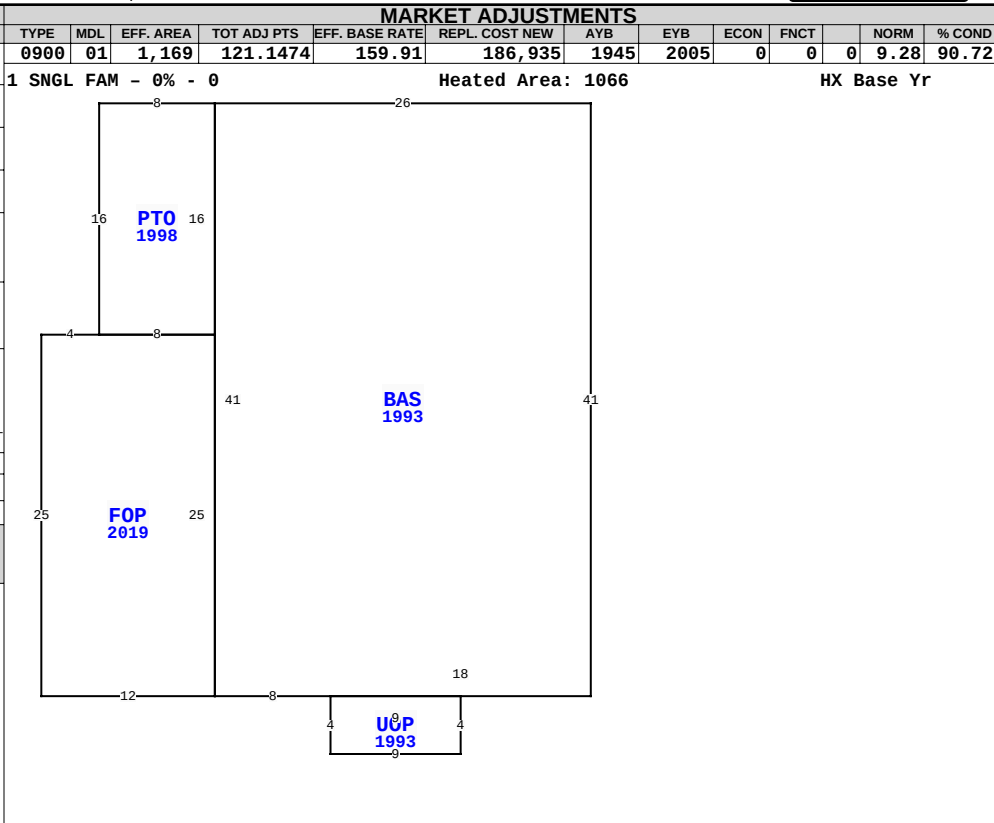
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100	1993	1,066	154,645
FOP	300	30	2019	90	13,056
PTO	128	5	1998	6	870
UOP	36	20	1993	7	1,015

TOTALS	1,530			1,169	169,587
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0940	SHEDS/PORT	0	0	8	8		64.00	SF 20.10
3	0473	VF 3 RAIL	0	0	0	0		66.00	LF 7.50
4	0350	CARPORT WD	0	0	32	24		768.00	SF 13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	OR	0.00	0.00	0.41

REVIEW DATE	05/18/2020	BY	KBA
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44233 MARY SAULS CIR, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	OR	0.00	0.00	0.41

Total Acres: 0.41	Total Land Value: 18,450	Market: 0	Agricultural: 0	Common: 18,450
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		169,587
TOTAL MARKET OB/XF VALUE		10,372
TOTAL LAND VALUE - MARKET		18,450
TOTAL MARKET VALUE		198,409
SOH/AGL Deduction		10,261
ASSESSED VALUE		188,148
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		188,148
TOTAL JUST VALUE		198,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B981285	REPAIR/RRF	1,890	09/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2509/0753	10/22/2021	WD	Q	I	01	202,500	
GRANTOR: CROSBY KENNETH ALLEN							
GRANTEE: GRIFFIS DYLAN K							
1915/0832	4/24/2014	WD	Q	I	01	68,000	
GRANTOR: MILLIGAN DOROTHY GORD							
GRANTEE: CROSBY KENNETH ALLE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 PT0=[YR=1998] W8 S16 FOP=[YR=2019] W4 S25 E12 N25 W8\$ E8 N16\$ S41 E8 UOP=[YR=1993] S4 E9 N4W9 \$ E18 N41\$.									