S-4 OF LOT 5
SECS 32 & 49
IN OR 1876/492

**WRIGHT AMANDA SHARREE EST**
44177 MARY SAULS CIRCLE
CALLAHAN, FL 32011

**2025**

**32-2N-25-4020-0005-0040**

## 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 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| 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 | 03 | Quality Level 03 |

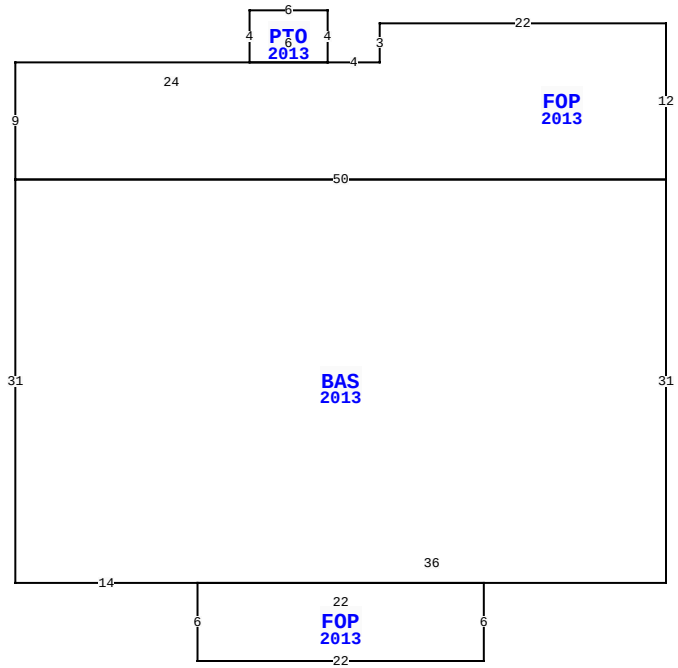
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,550 | 100 | 2013 | 1,550 | 206,493 |
| FOP | 132 | 30 | 2013 | 40 | 5,329 |
| FOP | 516 | 30 | 2013 | 155 | 20,649 |
| PTO | 24 | 5 | 2013 | 1 | 133 |
| TOTALS | 2,222 | | | 1,746 | 232,604 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,746 | 110.0000 | 145.20 | 253,519 | 2013 | 2013 | 0 | 0 | 0 | 8.25 | 91.75 |

1 SNGL FAM – 0% - 2025 Heated Area: 1550 HX Base Yr




44177 MARY SAULS CIR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 232,604 |
| TOTAL MARKET OB/XF VALUE | 6,040 |
| TOTAL LAND VALUE - MARKET | 75,600 |
| TOTAL MARKET VALUE | 314,244 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 314,244 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 314,244 |
| TOTAL JUST VALUE | 314,244 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 286,974 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327133 | CO ISSUED | 0 | 06/28/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1876/0492 | 8/28/2013 | WD | Q | I | 02 | 151,700 |
| GRANTOR: KENNETH L GREENE CONT | | | | | | |
| GRANTEE: WRIGHT AMANDA SHARR | | | | | | |
| 1851/0429 | 4/17/2013 | WD | U | V | 30 | 23,000 |
| GRANTOR: NOWAK LINDSEY | | | | | | |
| GRANTEE: KENNETH L GREENE CO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2013] W22 S3 W4 PTO=[YR=2013] N4 W6 S4 E6$ W24 S9 BAS=[YR=2013] S31 E14 FOP=[YR=2013] S6 E22 N6 W22$ E36 N31 W50$ E50 N12 $.

## 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 | 0 | 0 | 0 | 1,249.00 | SF | 5.20 | 5.20 | 100 | 2013 | 2013 | 3 | 93 | 6,040 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,040

| 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 | 0 | 0005 | OR | 0.00 | 0.00 | 1.68 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 75,600 | | | | | | | |

REVIEW DATE 03/01/2024 BY KBA Total Acres: 1.68 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 07/30/2025 BY SYS