PT OF LOT 6 IN SEC 49 & 32
IN OR 2536/762
PICKETT ESTATES PB 2/27

NEWBERN JORDAN TAYLOR
44079 MARY SAULS CIR
CALLAHAN, FL 32011

2025

32-2N-25-4020-0006-0030

NASSAU COUNTY PROPERTY

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 100
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
Quality	06	Quality Level 06

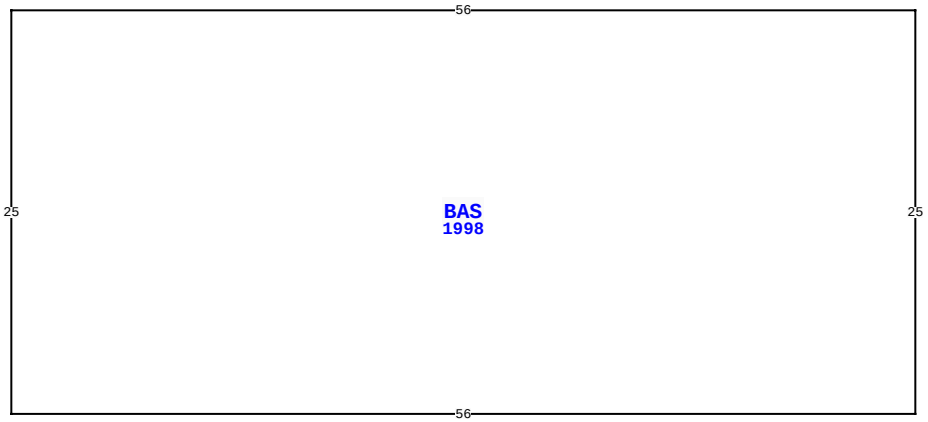
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1998	1,400	180,468
TOTALS	1,400			1,400	180,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,400	159.6400	135.69	189,966	1998	2020	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2022 Heated Area: 1400 HX Base Yr 2022



44079 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		180,468
TOTAL MARKET OB/XF VALUE		1,575
TOTAL LAND VALUE - MARKET		12,938
TOTAL MARKET VALUE		194,981
SOH/AGL Deduction		62,636
ASSESSED VALUE		132,345
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,623
TOTAL JUST VALUE		194,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982485	MH MOVE-ON	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2536/0762	12/23/2021	SW	Q	I	01	157,900
GRANTOR: 44079 MARY SAULS CIR						
GRANTEE: NEWBERN JORDAN TAYL						
2473/0892	5/20/2021	WD	Q	I	01	70,000
GRANTOR: MCHUGH JEAN ET AL						
GRANTEE: 44079 MARY SAULS CI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 S25 E56 N25$.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30	21.30	100	1998	1998	3	20	409	
2	0752	USP	0	100	24	12	288.00	SF	15.00	15.00	100	2000	2000	3	27	1,166	

LAND DESCRIPTION

TOTAL OB/XF 1,575

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	0005	OR	0.00	0.00	0.23	AC		1.00	1.00	1.25	45,000.00	56,250.00	12,938							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.23 Total Land Value: 12,938 Market: 0 Agricultural: 0 Common: 12,938 PRINTED 07/30/2025 BY SYS