PT OF LOTS 8 & 9
IN OR 2784/431
PICKETT ESTATES PB 2/27

NOBLES JOHN CALVIN & MARY
44180 MARY SAULS CIRCLE
CALLAHAN, FL 32011

2025

32-2N-25-4020-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

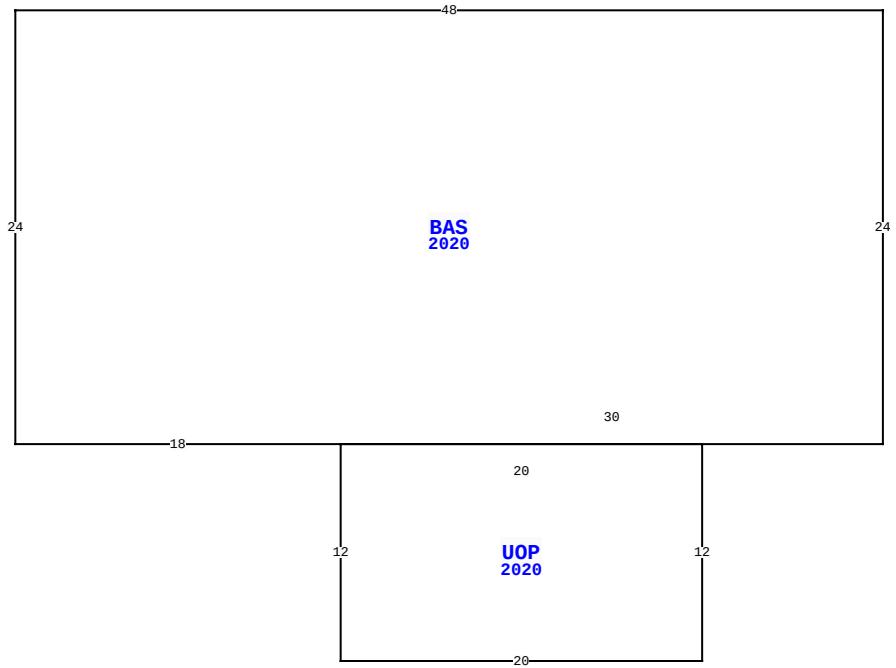
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2020	1,152	44,183
UOP	240	25	2020	60	2,301
TOTALS	1,392			1,212	46,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,212	128.9200	109.58	132,811	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2021 Heated Area: 1152 HX Base Yr 2021



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

44180 MARY SAULS CIR, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		46,484
TOTAL MARKET OB/XF VALUE		2,266
TOTAL LAND VALUE - MARKET		104,300
TOTAL MARKET VALUE		153,050
SOH/AGL Deduction		32,509
ASSESSED VALUE		120,541
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,819
TOTAL JUST VALUE		153,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/431	4/25/2025	WD	Q	I	01	225,000
GRANTOR: CROSBY JOSEPH & LISA						
GRANTEE: NOBLES JOHN CALVIN						
2341/0119	2/17/2020	WD	U	I	11	100
GRANTOR: CROSBY RICHARD W & DO						
GRANTEE: CROSBY JOSEPH & LIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W48 S24 E18 UOP=[YR=2020] S12 E20 N12 W20$ E30 N24$.

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	1242	WD DECK A	0	100	0	0	353.00	SF	10.00	10.00	100	2000	2000	3	20	706	
2	0351	CARPORT MT	0	100	30	26	780.00	SF	10.00	10.00	100	2000	2000	3	20	1,560	

LAND DESCRIPTION

TOTAL OB/XF 2,266

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		OR	0.00	0.00	2.98	AC		1.00	1.00	1.00	35,000.00	35,000.00	104,300							

REVIEW DATE 07/10/2020 BY KBA Total Acres: 2.98 Total Land Value: 104,300 Market: 0 Agricultural: 0 Common: 104,300 PRINTED 07/30/2025 BY SYS