PT OF LOT 10
IN OR 1937/1089
2005 FTWD DWMH

PIEL WILLIAM T
44326 MARY SAULS CIRCLE
CALLAHAN, FL 32011

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

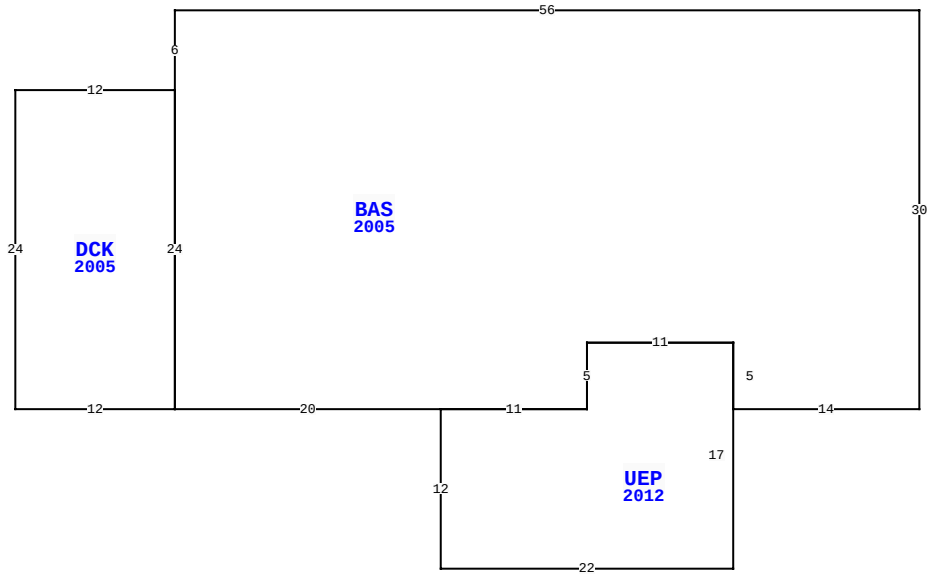
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,625	100	2005	1,625	87,417
DCK	288	15	2005	43	2,313
UEP	319	70	2012	223	11,996
TOTALS	2,232			1,891	101,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,891	117.2000	99.62	188,381	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 2025 Heated Area: 1625 HX Base Yr



44326 MARY SAULS CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	101,726
TOTAL MARKET OB/XF VALUE	12,907
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	184,633
SOH/AGL Deduction	0
ASSESSED VALUE	184,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,633
TOTAL JUST VALUE	184,633
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4699	MH MOVE-ON	0	11/01/2005
E16119	ELEC OTHER	0	11/01/2005
M10615	MECH OTHER	0	11/01/2005
P10309	OTHER	0	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1937/1089	9/16/2014	WD	Q	I	01	128,000
GRANTOR: SUGGS DEBORAH L						
GRANTEE: PIEL WILLIAM T						
0820/1291	1/26/1998	WD	Q	I		41,000
GRANTOR: CROSBY KENNY						
GRANTEE: BARNES DEBRA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W56 S6 DCK=[YR=2005] W12 S24 E12 N24$ S24 E20
UEP=[YR=2012] S12 E22 N17 W11 S5 W11$ E11 N5 E11 S5 E14 N30$.

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	985.00	SF	5.20	5.20	100	2003	2003	3	82	4,200	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
3	0351	CARPORT MT	0	0	12	20	240.00	SF	5.00	5.00	100	2005	2005	3	22	264	
4	1242	WD DECK A	0	0	0	0	386.00	SF	10.00	10.00	100	2008	2008	3	31	1,197	
5	0940	SHEDS/PORT	0	0	16	28	448.00	SF	30.00	30.00	100	2008	2008	3	31	4,166	

LAND DESCRIPTION

TOTAL OB/XF 12,907

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS