LOTS 11 & 12
IN OR 2266/1496
PICKETT ESTATES PB 2/27

LEONARD JOSEPH A L/E/
44420 MARY SAULS CIR
CALLAHAN, FL 32011

2025

32-2N-25-4020-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

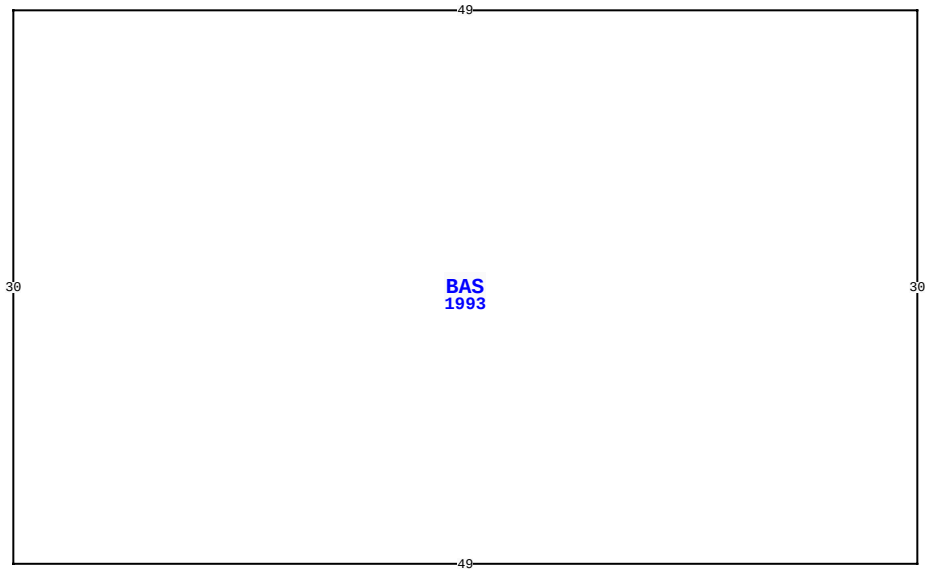
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1993	1,470	150,041
TOTALS	1,470			1,470	150,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,470	92.0550	121.51	178,620	1992	1992	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2023 Heated Area: 1470 HX Base Yr



44420 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		155,316
TOTAL MARKET OB/XF VALUE		15,588
TOTAL LAND VALUE - MARKET		74,900
TOTAL MARKET VALUE		245,804
SOH/AGL Deduction		26,953
ASSESSED VALUE		218,851
TOTAL EXEMPTION VALUE	13	218,851
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		245,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7798	NEW CONSTR	26,000	01/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2266/1496	4/04/2019	LE	U	I	11	100
GRANTOR: LEONARD JOSEPH A						
GRANTEE: MONDY TISHA REBECCA						
0185/0322	1/01/1974	WD	Q	V		4,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S30 E49 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	1993	1993	3	20	840	
3	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2010	2010	3	56	7,056	
4	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2010	2010	3	40	1,440	
5	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	100	2010	2010	3	90	819	
6	0810	CONCRETE A	0	100	0	0	596.00	SF	6.50	6.50	100	2000	2000	3	77	2,983	

LAND DESCRIPTION

TOTAL OB/XF 15,588

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	2.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,900							

REVIEW DATE 03/01/2024 BY KBA Total Acres: 2.14 Total Land Value: 74,900 Market: 0 Agricultural: 0 Common: 74,900 PRINTED 07/30/2025 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

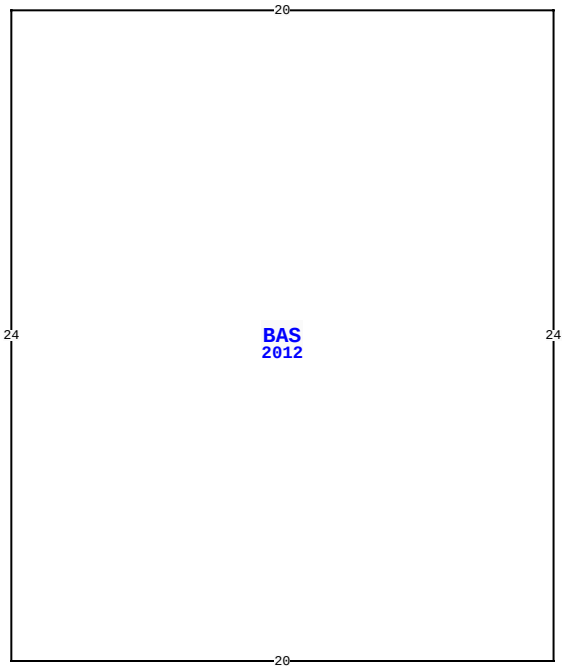
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2012	480	5,275
TOTALS	480			480	5,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	59.4000	21.98	10,550	1995	1995	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2023 Heated Area: 480 HX Base Yr



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GRANTEE: MONDY TISHA REBECCA						
0185/0322	1/01/1974	WD	Q	V		4,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W20 S24 E20 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/01/2024 BY KBA Total Acres: 2.14 Total Land Value: 74,900 Market: 0 Agricultural: 0 Common: 74,900 PRINTED 07/30/2025 BY SYS