S1/2 OF LOT 6
IN OR 1740/777
HIGGINBOTHAM ESTATES PB 5/125

SAULS MARGARET A
44401 KEME ROAD
CALLAHAN, FL 32011

2025

33-2N-25-0740-0006-0020

BUILDING CHARACTERISTICS

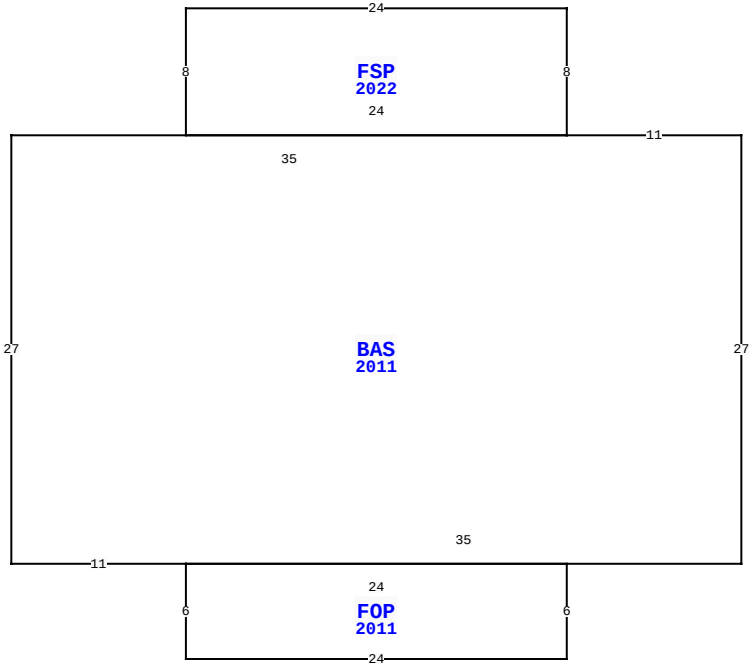
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	2011	1,242	136,233
FOP	144	30	2011	43	4,717
FSP	192	40	2022	77	8,446
TOTALS	1,578			1,362	149,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,362	116.6880	116.69	158,932	2011	2011	0	0	0	6.00	94.00

2 SINGLE FAM – 100% - 2012 Heated Area: 1242 HX Base Yr 2012



44401 KEME RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		149,396
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		195,746
SOH/AGL Deduction		80,775
ASSESSED VALUE		114,971
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		59,249
TOTAL JUST VALUE		195,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25045	CO ISSUED	0	12/15/2011
E23874	NEW CONSTR	0	10/01/2011
M16579	H/AC	0	10/01/2011
P14961	NEW CONSTR	0	09/01/2011
B25045	NEW CONSTR	133,122	08/01/2011
8448	MH MOVE-ON	17,500	02/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1740/0777	5/20/2011	WD	Q	I	03	40,000
GRANTOR: DIXON MATTHEW						
GRANTEE: SAULS W LARRY & MAR						
1729/1245	3/18/2011	CT	U	I	18	200
GRANTOR: CLERK OF COURT						
GRANTEE: DIXON MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W11 FSP=[YR=2022] N8 W24 S8 E24$ W35 S27 E11
FOP=[YR=2011] S6 E24 N6 W24$ E35 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS