

WILLIAMS JEFFERY D & CARALYN C
46458 SAULS ROAD
CALLAHAN, FL 32011-6506

33-3N-25-0000-0003-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
																			VALUATION BY		STANDARD													
																			Tax Group: 4		Tax Dist:													
																			BUILDING MARKET VALUE		0													
																			TOTAL MARKET OB/XF VALUE		0													
																			TOTAL LAND VALUE - MARKET		247,380													
																			TOTAL MARKET VALUE		7,604													
																			SOH/AGL Deduction		0													
																			ASSESSED VALUE		7,604													
																			TOTAL EXEMPTION VALUE		0													
																			BASE TAXABLE VALUE		7,604													
																			TOTAL JUST VALUE		247,380													
																			NCON VALUE		0													
																			INCOME VALUE															
																			PREVIOUS YEAR MKT VALUE		239,400													
DOR CODE		5500	TIMBERLAND 80-89																															
MAP NUM			MKT AREA																05															
NEIGHBORHOOD/LOC		5001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
TOTALS																																		
EXTRA FEATURES					SAULS RD, CALLAHAN										BLD DATE						LGL DATE		05/13/2025				MLU							
															XF DATE						LAND DATE													
															INC DATE						AG DATE													
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									
1	005500	A	TIMBER 2 N S		0		OR	0.00	0.00	10.96	AC		1.00	1.00	1.00	525.00	525.00	5,754																
2	006000	A	PASTURE - HA		0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850																
3	009910	M	MARKET VALUE		0		OR	0.00	0.00	15.96	AC		1.00	1.00	1.00	15,500.00	15,500.00	247,380																
REVIEW DATE		05/13/2025		BY	MLU	Total Acres: 15.96		Total Land Value: 7,604				Market: 247,380				Agricultural: 7,604		Common: 0		PRINTED 07/30/2025 BY SYS														