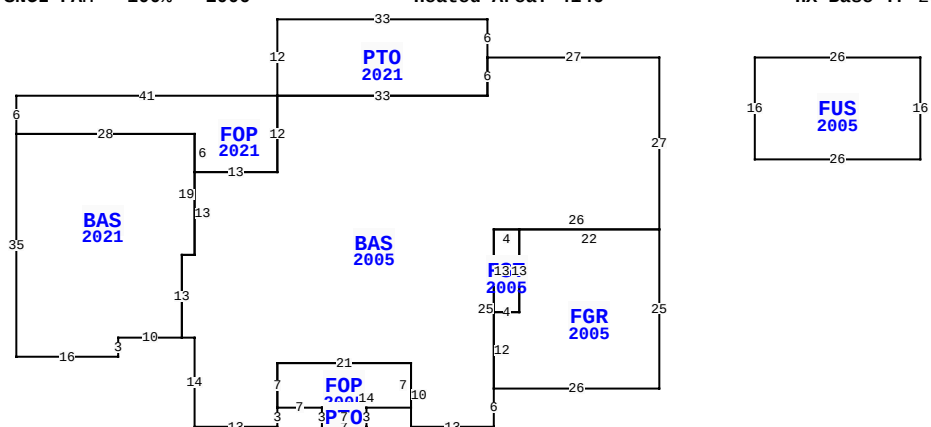


WILLIAMS JEFFERY D & CARALYN C
46458 SAULS RD
CALLAHAN, FL 32011

33-3N-25-0000-0003-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION																				VALUATION SUMMARY									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT		NORM	% COND							
Exterior Wall	3D	VINYL 90								0900	01	4,666	106.6142	140.73	656,646	2005	2014	0	0	0	4.80	95.20	VALUATION BY STANDARD						
Exterior Wall	20	FACE BRICK 10								1 SNGL FAM - 100% - 2006										Heated Area: 4146 HX Base Yr 2006									
RooF Structur	03	GABLE/HIP 100																						Tax Group: 4 Tax Dist:					
RooF Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE 652,764					
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE 43,243					
Interior Floo	12	HARDWOOD 50																						TOTAL LAND VALUE - MARKET 249,000					
Interior Floo	14	CARPET 50																						TOTAL MARKET VALUE 750,307					
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction 310,323					
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE 439,984					
Bedrooms	5	100																						TOTAL EXEMPTION VALUE HX HB 50,722					
Bathrooms	4.5	100																						BASE TAXABLE VALUE 389,262					
Frame Stories	02	WOOD FRAME 100																						TOTAL JUST VALUE 945,007					
Units	1.5	1.5 100								NCON VALUE 0																			
Occupancy	00	NONE 100								INCOME VALUE																			
Quality		06	Quality Level 06								PREVIOUS YEAR MKT VALUE 810,096																		
DOR CODE		5000	IMPROVED AG																										
MAP NUM			MKT AREA								05																		
NEIGHBORHOOD/LOC		5001	00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,812	100	2005	2,812	376,738																								
BAS	918	100	2021	918	122,989																								
FGR	598	55	2005	329	44,078																								
FOP	147	30	2005	44	5,895																								
FOP	324	30	2021	97	12,996																								
FST	52	55	2005	29	3,885																								
FUS	416	100	2005	416	55,734																								
PTO	21	5	2005	1	134																								
PTO	396	5	2021	20	2,680																								
TOTALS	5,684			4,666	625,127																								
EXTRA FEATURES					46458 SAULS RD, CALLAHAN										BLD DATE					LGL DATE					05/21/2025 MLU				
															XF DATE					LAND DATE					03/28/2025 KBA				
															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														
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080															
2	0812	CONCRETE C	0 100	0 0	3,274.00	SF	4.00	4.00	100	2005	2005	3	84	11,001															
3	0681	POLE SHED	0 100	48 18	864.00	SF	15.00	15.00	100	2006	2006	3	40	5,184															
4	0351	CARPORT MT	0 100	19 20	380.00	SF	5.00	5.00	100	2010	2010	3	40	760															
5	0351	CARPORT MT	0 100	15 18	270.00	SF	10.00	10.00	100	2010	2010	3	40	1,080															
6	0940	SHEDS/PORT	0 100	18 16	288.00	SF	30.00	30.00	100	2010	2010	3	40	3,456															
7	0940	SHEDS/PORT	0 100	12 10	120.00	SF	30.00	30.00	100	2010	2010	3	40	1,440															
8	0940	SHEDS/PORT	0 100	8 21	168.00	SF	30.00	30.00	100	2010	2010	3	40	2,016															
9	0351	CARPORT MT	0 100	40 40	1,600.00	SF	10.00	10.00	100	2010	2010	3	40	6,400															
10	1242	WD DECK A	0 100	0 0	475.00	SF	10.00	10.00	100	2010	2010	3	40	1,900															
LAND DESCRIPTION TOTAL OB/XF 36,317																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
2	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500												
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	525.00	525.00	6,300												
4	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500												
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	201,500												
REVIEW DATE		04/30/2021		BY	KB		Total Acres: 15.00			Total Land Value: 54,300			Market: 201,500			Agricultural: 6,800			Common: 47,500			PRINTED 07/30/2025 BY SYS							

[illegible]