IN OR 1517/336 &
IN OR 1931/1716
EX 3-6

HOGUE DOUGLAS L
46530 SAULS RD
CALLAHAN, FL 32011

2025

33-3N-25-0000-0003-0050

BUILDING CHARACTERISTICS

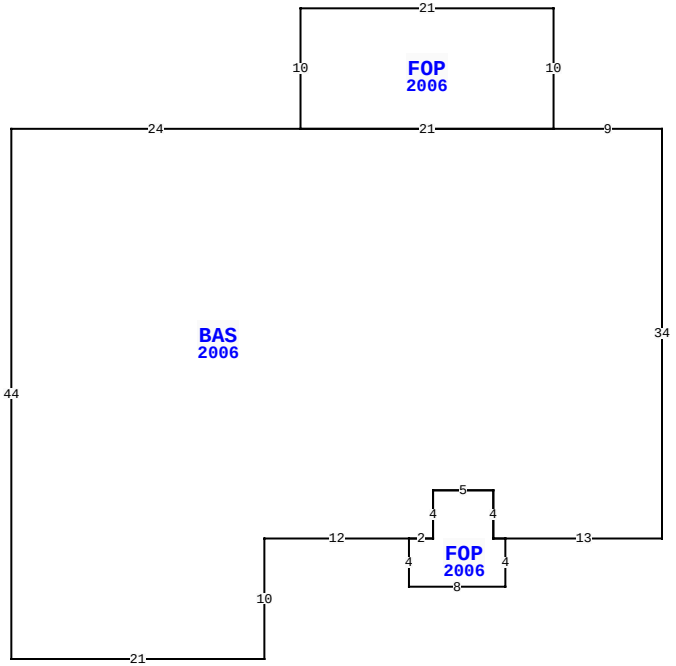
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	2,026	100	2006	2,026	229,665
FOP	52	30	2006	16	1,814
FOP	210	30	2006	63	7,142
TOTALS	2,288			2,105	238,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,105	94.3740	124.57	262,220	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 2026 HX Base Yr 2007



46530 SAULS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	238,620
TOTAL MARKET OB/XF VALUE	14,001
TOTAL LAND VALUE - MARKET	117,000
TOTAL MARKET VALUE	369,621
SOH/AGL Deduction	193,030
ASSESSED VALUE	176,591
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	125,869
TOTAL JUST VALUE	369,621
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16539	GARAGE	0	11/01/2005
E16227	ELEC OTHER	1,500	11/01/2005
M10242	MECH OTHER	0	08/01/2005
C15178	CO ISSUED	225,000	05/01/2005
B15178	NEW CONSTR	225,000	05/01/2005
P0509512	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1931/1716	7/11/2014	QC	U	I	11	100
GRANTOR: HOGUE STACEY M & DOUG						
GRANTEE: HOGUE DOUGLAS L						
1517/0336	8/06/2007	WD	U	I	07	100
GRANTOR: GRAHAM SHARI T						
GRANTEE: HOGUE STACEY M & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W9 FOP=[YR=2006] W21 N10 E21 S10 $ W21 W24 S44 E21 N10 E12 FOP=[YR=2006] S4 E8 N4 W1 N4 W5 S4 W2 $ E2 N4 E5 S4 E1 E13 N34 $.

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	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	631.00	SF	5.20	5.20	100	2006	2006	3	86	2,822	
3	2700	QUONSET LW	0	100	30	40	1,200.00	SF	12.00	12.00	100	2006	2006	3	56	8,064	

LAND DESCRIPTION

TOTAL OB/XF 14,001

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	6.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 6.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS