

IN OR 1377/818  
ESMT OR 1403/1613  
2006 HRT0 SW/MH

KLEPZIG JAMES R & SARAH L  
46510 SAULS RD  
CALLAHAN, FL 32011-3536

2025

33-3N-25-0000-0003-0070



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 11 | BD/BTN AVG 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 03 | CONC FINSH 70  |
| Interior Floo            | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA 05      |

|                  |                  |             |
|------------------|------------------|-------------|
| NEIGHBORHOOD/LOC |                  | 5001.00     |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE |
| BAS              | 1,724            | 100         |
| FOP              | 300              | 30          |
| FSP              | 300              | 40          |
| FUS              | 599              | 100         |
| PTO              | 24               | 5           |
| PTO              | 27               | 5           |
| STP              | 16               | 10          |
| STP              | 18               | 10          |
| STP              | 31               | 10          |

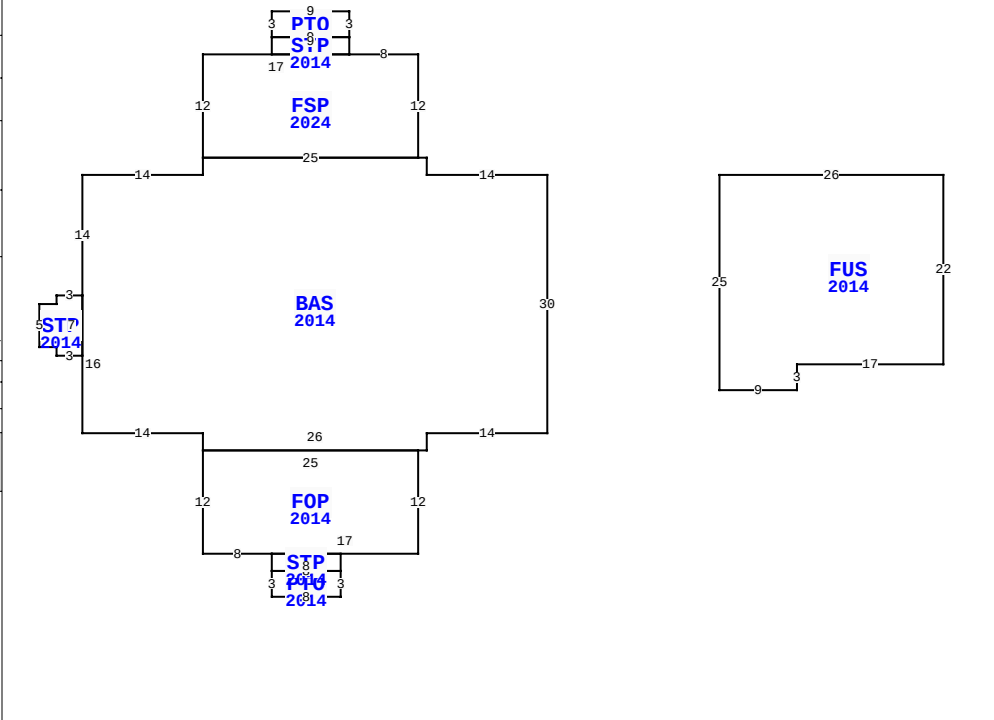
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,724            | 100         | 2014 | 1,724        | 228,375              |
| FOP       | 300              | 30          | 2014 | 90           | 11,923               |
| FSP       | 300              | 40          | 2024 | 120          | 15,896               |
| FUS       | 599              | 100         | 2014 | 599          | 79,349               |
| PTO       | 24               | 5           | 2014 | 1            | 132                  |
| PTO       | 27               | 5           | 2014 | 1            | 132                  |
| STP       | 16               | 10          | 2014 | 2            | 265                  |
| STP       | 18               | 10          | 2014 | 2            | 265                  |
| STP       | 31               | 10          | 2014 | 3            | 397                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,039 |  |  | 2,542 | 336,733 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |       |
|----------------|------------|-------------|-----|-----|---|---|----------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 1,374.00 | SF | 5.20  |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 706.00   | SF | 6.50  |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0005 | OR       | 0.00  | 0.00  | 9.00        |

| MARKET ADJUSTMENTS       |     |           |             |                |                |                   |      |      |                 |      |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|------|-----------------|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON | FNCT            | NORM | % COND |
| 0900                     | 01  | 2,542     | 105.6384    | 139.44         | 354,456        | 2014              | 2014 | 0    | 0               | 5.00 | 95.00  |
| 2 SNGL FAM - 100% - 2013 |     |           |             |                |                | Heated Area: 2323 |      |      | HX Base Yr 2013 |      |        |



|                          |          |           |            |     |
|--------------------------|----------|-----------|------------|-----|
| 46510 SAULS RD, CALLAHAN | BLD DATE | LGL DATE  | 05/13/2025 | MLU |
|                          | XF DATE  | LAND DATE |            |     |
|                          | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 11,213      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |                           |  | PAGE 1 of 2 | 4 |
|---------------------------|--|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |                           |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 4              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | TOTAL MARKET OB/XF VALUE  |  | 379,271     |   |
| TOTAL LAND VALUE - MARKET |  | TOTAL MARKET VALUE        |  | 11,213      |   |
| SOH/AGL Deduction         |  | TOTAL LAND VALUE - MARKET |  | 175,500     |   |
| ASSESSED VALUE            |  | TOTAL MARKET VALUE        |  | 565,984     |   |
| TOTAL EXEMPTION VALUE     |  | SOH/AGL Deduction         |  | 304,049     |   |
| BASE TAXABLE VALUE        |  | ASSESSED VALUE            |  | 261,935     |   |
| TOTAL JUST VALUE          |  | TOTAL EXEMPTION VALUE     |  | 50,722      |   |
| NCON VALUE                |  | BASE TAXABLE VALUE        |  | 211,213     |   |
| INCOME VALUE              |  | TOTAL JUST VALUE          |  | 565,984     |   |
| PREVIOUS YEAR MKT VALUE   |  | NCON VALUE                |  | 0           |   |
|                           |  | INCOME VALUE              |  | 516,581     |   |
|                           |  | PREVIOUS YEAR MKT VALUE   |  |             |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1428537   | CO ISSUED   | 0       | 12/08/2014 |
| B1428537   | NEW CONSTR  | 282,056 | 05/01/2014 |
| B1326834   | ADDITION    | 34,422  | 01/01/2014 |
| B1226834   | XFOB        | 34,422  | 01/01/2013 |
| C4743      | CO ISSUED   | 0       | 03/01/2006 |
| MH4743     | MH MOVE-ON  | 0       | 03/01/2006 |

| SALES DATA                   |            |           |     |     |        |            |  |
|------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1377/0818                    | 12/29/2005 | WD        | Q   | V   |        | 140,000    |  |
| GRANTOR: HARDWICK JAMES O    |            |           |     |     |        |            |  |
| GRANTEE: KLEPZIG JAMES R & S |            |           |     |     |        |            |  |
| 1337/1871                    | 8/01/2005  | WD        | U   | V   |        | 117,000    |  |
| GRANTOR: D & J LAND COMPANY  |            |           |     |     |        |            |  |
| GRANTEE: HARDWICK JAMES O    |            |           |     |     |        |            |  |

| BUILDING NOTES                                                               |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2014;ORIG=0,0] W14 N2 W1 W25 S2 W14 S14 S16 E14 S2 E26 N2 E14 N30 \$ |  |  |  |  |  |  |  |  |  |
| FUS=[YR=2014;ORIG=20,0] E26 S22 W17 S3 W9 N25 \$                             |  |  |  |  |  |  |  |  |  |
| FSP=[YR=2014;ORIG=-15,-2] N12 W8 W17 S12 E25 \$                              |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2014;ORIG=-40,32] S12 E8 E17 N12 W25 \$                              |  |  |  |  |  |  |  |  |  |
| STP=[YR=2014;ORIG=-54,14] W3 S1 W2 S5 E2 S1 E3 N7 \$                         |  |  |  |  |  |  |  |  |  |
| PTO=[YR=2014;ORIG=-23,-16] N3 W9 S3 E9 \$                                    |  |  |  |  |  |  |  |  |  |
| PTO=[YR=2014;ORIG=-32,46] S3 E8 N3 W8 \$                                     |  |  |  |  |  |  |  |  |  |
| STP=[YR=2014;ORIG=-23,-14] N2 W9 S2 E9 \$                                    |  |  |  |  |  |  |  |  |  |
| STP=[YR=2014;ORIG=-32,44] S2 E8 N2 W8 \$                                     |  |  |  |  |  |  |  |  |  |
| PTR=[ORIG=0,0] E20 W20 \$                                                    |  |  |  |  |  |  |  |  |  |

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