



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 60
Interior Floo	10	TERRAZZO 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
		05
NEIGHBORHOOD/LOC	5001.00	

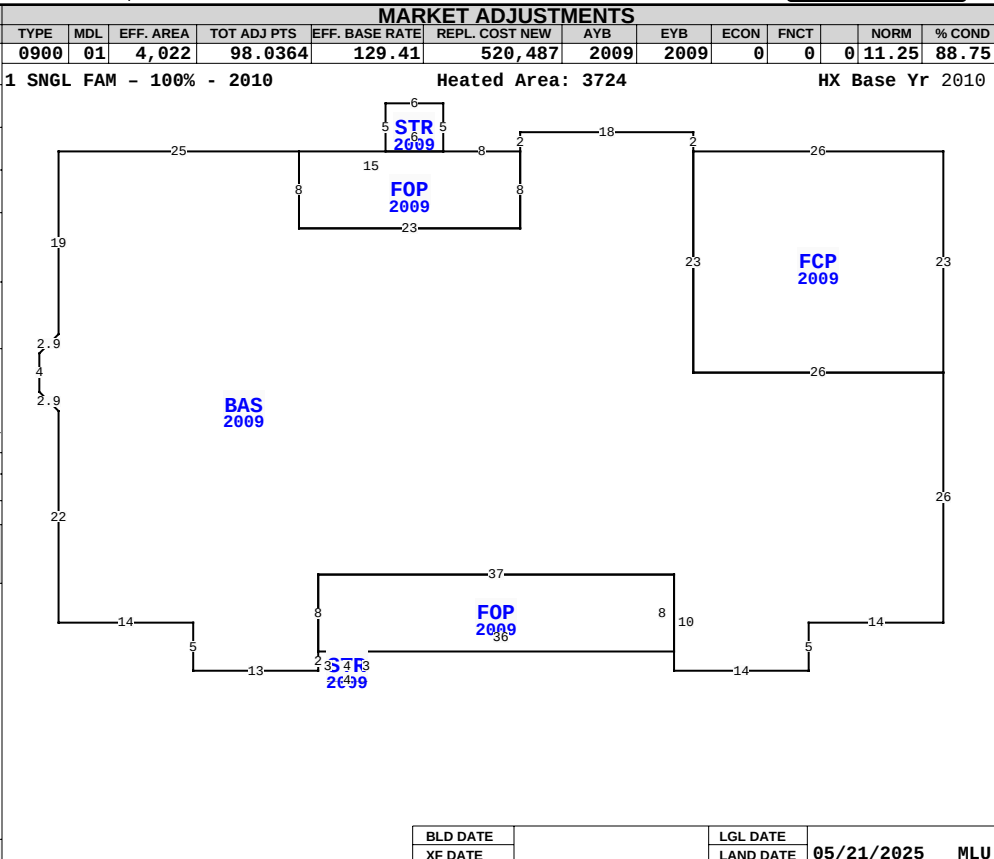
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,724	100	2009	3,724	427,707
FCP	598	25	2009	150	17,228
FOP	184	30	2009	55	6,317
FOP	296	30	2009	89	10,221
STR	12	10	2009	1	114
STR	30	10	2009	3	344

TOTALS	4,844			4,022	461,932
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0092	AUTO GATE	0	100	0	0	1.00	UT	1,050.00
2	0803	ASPHALT C	0	100	0	0	16,565.00	SF	2.00
3	0861	POOL GUNIT	0	100	0	0	562.00	SF	85.00
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
5	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
7	0855	CONC PAVER	0	100	0	0	1,018.00	SF	10.00
8	0855	CONC PAVER	0	100	0	0	1,298.00	SF	10.00
9	0510	GARAGE WD-	0	100	32	26	832.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	3.00
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	19.00
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	25.03
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	44.03

REVIEW DATE	01/06/2023	BY	KWA
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46477 SAULS RD, CALLAHAN

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0092	AUTO GATE	0	100	0	0	1.00	UT	1,050.00
2	0803	ASPHALT C	0	100	0	0	16,565.00	SF	2.00
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REVIEW DATE	01/06/2023	BY	KWA
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Total Acres:	48.03
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Total Land Value:	154,737
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Market:	374,255
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Agricultural:	19,737
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Common:	135,000
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NASSAU COUNTY PROPERTY					PAGE 1 of 2	1
VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE		494,691				
TOTAL MARKET OB/XF VALUE		109,714				
TOTAL LAND VALUE - MARKET		509,255				
TOTAL MARKET VALUE		759,142				
SOH/AGL Deduction		355,866				
ASSESSED VALUE		403,276				
TOTAL EXEMPTION VALUE		HX	HB	50,722		
BASE TAXABLE VALUE		352,554				
TOTAL JUST VALUE		1,113,660				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		997,124				
SEE ADJSNT AG PARCELS						
PERMIT NUM		DESCRIPTION		AMT	ISSUED	
R23-09439		REROOF		50,000	07/24/2023	
C21614		CO ISSUED		0	04/27/2009	
E21449		ELEC OTHER		5,000	12/01/2008	
M14246		H/AC		0	11/01/2008	
P13450		OTHER		0	09/01/2008	
B21614		NEW CONSTR		313,170	07/01/2008	
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1450	6/27/2022	SW	U	I	11	100
GRANTOR: BURNS ANDREW L & TAMM						
GRANTEE: BURNS ANDREW & TAMM						
2562/1520	4/26/2022	SW	U	I	11	100
GRANTOR: BURNS ANDREW L						
GRANTEE: BURNS ANDREW & TAMM						
BUILDING NOTES						

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BURNS ANDREW & TAMMY LVNG TRST/BURNS ANDREW LAMAR
46477 SAULS ROAD
CALLAHAN, FL 32011-6507

33-3N-25-0000-0003-0110

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