



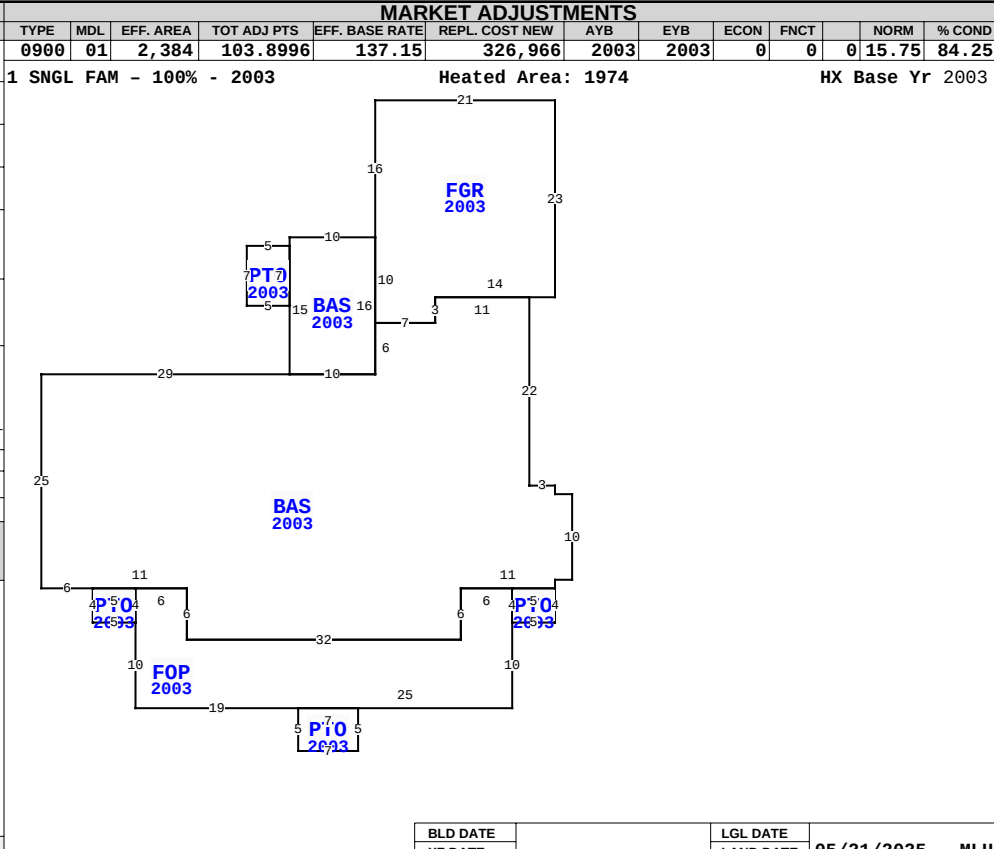
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	160	100	2003	160	18,488
BAS	1,814	100	2003	1,814	209,606
FGR	504	55	2003	277	32,007
FOP	424	30	2003	127	14,675
PTO	20	5	2003	1	115
PTO	20	5	2003	1	115
PTO	35	5	2003	2	231
PTO	35	5	2003	2	231
TOTALS	3,012			2,384	275,469

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	20	10	200.00	SF	15.00	
2	0511	GARAGE CB-	0 100	30	27	810.00	SF	26.80	
3	0510	GARAGE WD-	0 100	40	20	800.00	SF	23.45	
4	0680	POLE SHED	0 100	10	27	270.00	SF	6.70	
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
6	0812	CONCRETE C	0 100	0	0	1,152.00	SF	4.00	

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	1.50



46622 SAULS RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	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		275,469	
TOTAL MARKET OB/XF VALUE		22,248	
TOTAL LAND VALUE - MARKET		67,500	
TOTAL MARKET VALUE		365,217	
SOH/AGL Deduction		197,880	
ASSESSED VALUE		167,337	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		116,615	
TOTAL JUST VALUE		365,217	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		338,540	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M7184	H/AC	0	06/01/2003
B11051	NEW CONSTR	137,915	04/01/2003
4484	N/A	13,600	11/05/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1088/1806	10/21/2002	WD	Q	I	06	100

GRANTOR: GRIFFIN OLIVER TERRY
GRANTEE: WINFREY FRANCES & WY

BUILDING DIMENSIONS									
FGR=[YR=2003] W21 S16 BAS=[YR=2003] W10 S1 PTO=[YR=2003] W5 S7 E5 N7 \$ S15 BAS=[YR=2003] W29 S25 E6 PTO=[YR=2003] S4 E5 FOP=[YR=2003] S10 E19 PTO=[YR=2003] S5 E7 N5 W7 \$ E25 N10 PTO=[YR=2003] E5 N4 W5 S4 \$ N4 W6 S6 W32 N6 W6 S4 \$ N4 W5 \$ E11 S6 E32 N6 E11 N1 E2 N10 W2 N1 W3 N22 W11 S3 W7 S6 W10 \$ E10 N16 \$ S10 E7 N3 E14 N23 \$.									