LOT 1
MILLS CREEK #2 PBK 8/44 & PT
OF SE1/4 OF SEC 33-3N-25E

**KIRKLAND JODY M & JENNIFER L**
46613 SAULS ROAD
CALLAHAN, FL 32011

**2025**

**33-3N-25-0000-0007-0060**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

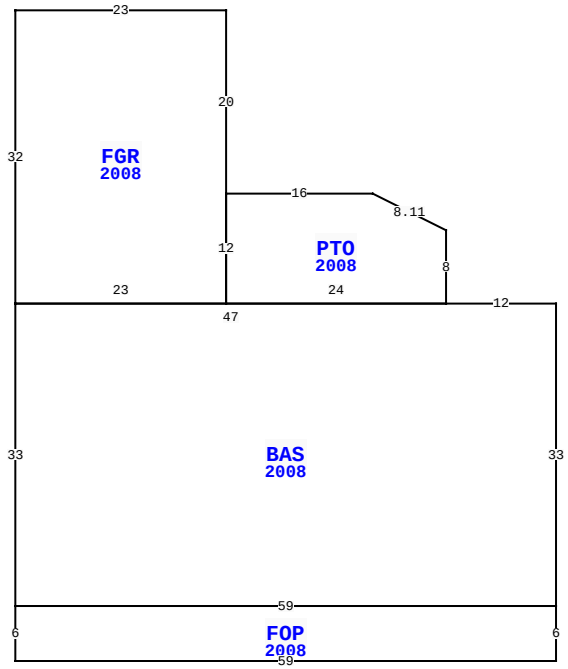
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,947 | 100 | 2008 | 1,947 | 259,736 |
| FGR | 736 | 55 | 2008 | 405 | 54,028 |
| FOP | 354 | 30 | 2008 | 106 | 14,140 |
| PTO | 272 | 5 | 2008 | 14 | 1,868 |
| TOTALS | 3,309 | | | 2,472 | 329,774 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,472 | 109.2576 | 144.22 | 356,512 | 2008 | 2008 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SNGL FAM – 100% - 2019 Heated Area: 1947 HX Base Yr 2019




46613 SAULS RD, CALLAHAN

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 329,774 |
| TOTAL MARKET OB/XF VALUE | | 8,966 |
| TOTAL LAND VALUE - MARKET | | 192,270 |
| TOTAL MARKET VALUE | | 531,010 |
| SOH/AGL Deduction | | 198,300 |
| ASSESSED VALUE | | 332,710 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 281,988 |
| TOTAL JUST VALUE | | 531,010 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 480,797 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R10898 | REPAIR/RRF | 2,500 | 12/01/2007 |
| M13491 | MECH OTHER | 0 | 12/01/2007 |
| C20589 | CO ISSUED | 0 | 10/01/2007 |
| B20589 | NEW CONSTR | 0 | 10/01/2007 |
| E20176 | ELEC OTHER | 4,000 | 10/01/2007 |
| P12765 | OTHER | 0 | 10/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2189/0588 | 4/09/2018 | WD | Q | I | 01 | 332,000 |
| GRANTOR: WHITE WAYNE A | | | | | | |
| GRANTEE: KIRKLAND JODY M & J | | | | | | |
| 2032/1774 | 3/04/2016 | WD | U | V | 40 | 50,000 |
| GRANTOR: RED DIRT RIDGE LLC | | | | | | |
| GRANTEE: WHITE WAYNE A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W12 PTO=[YR=2008] N8 U4 L8 W16 FGR=[YR=2008] N20 W23 S32 E23 N12$ S12 E24$ W47 S33 FOP=[YR=2008] S6 E59 N6 W59$ E59 N33$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 169.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 88 | 967 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,748.00 | SF | 5.20 | 5.20 | 100 | 2008 | 2008 | 3 | 88 | 7,999 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,966

| 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 | | OR | 0.00 | 0.00 | 9.86 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 192,270 | | | | | | | |

REVIEW DATE 08/05/2020 BY KBA Total Acres: 9.86 Total Land Value: 192,270 Market: 0 Agricultural: 0 Common: 192,270 PRINTED 07/30/2025 BY SYS