

CRESSEY SHAWN C & MOLLIE B
46599 SAULS RD
CALLAHAN, FL 32011

33-3N-25-1302-0002-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4					
VALUATION SUMMARY																	
VALUATION BY						STANDARD											
Tax Group: 4						Tax Dist:											
BUILDING MARKET VALUE						465,144											
TOTAL MARKET OB/XF VALUE						8,147											
TOTAL LAND VALUE - MARKET						163,605											
TOTAL MARKET VALUE						636,896											
SOH/AGL Deduction						114,148											
ASSESSED VALUE						522,748											
TOTAL EXEMPTION VALUE						HX HB		50,722									
BASE TAXABLE VALUE						472,026											
TOTAL JUST VALUE						636,896											
NCON VALUE						0											
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE						584,988											
PERMIT NUM				DESCRIPTION				AMT		ISSUED							
B2307969				GARAGE				79,776		06/21/2023							
C2113430				CO ISSUED				0		12/27/2022							
21013430				NEW CONSTR				434,830		10/01/2021							
SALES DATA																	
OFF RECORD Number			DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE								
2321/0757			11/22/2019		WD	Q	V	01	107,500								
GRANTOR: STRAVERS WILLIAM M																	
GRANTEE: CRESSEY SHAWN C & M																	
2040/0153			4/13/2016		WD	Q	V	02	35,000								
GRANTOR: RED DIRT RIDGE LLC																	
GRANTEE: STRAVERS WILLIAM M																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=2022;ORIG=0,0] W3 N11 W13 S1 S10 W27 N27 W24 S12 S18 E19 S4 E5 S18 E8 S4 E1 E31 N11 E3 N18 \$																	
FGR=[YR=2022;ORIG=-67,-15] W14 S21 E14 S24 E6 S2 E12 N2 E6 N23 W5 W13 N4 W6 N18 \$																	
FUS=[YR=2022;ORIG=-101,10] E15 S7 W4 S11 E5 S4 W3 S2 W13 N24 \$																	
FOP=[YR=2022;ORIG=-16,-10] W27 S10 E27 N10 \$																	
FOP=[YR=2022;ORIG=-34,29] S8 E30 N8 W30 \$																	
FST=[YR=2022;ORIG=-48,7] N4 W13 S4 E13 \$																	
STR=[YR=2022;ORIG=-86,17] S11 W4 N11 E4 \$																	
PTR=[ORIG=0,0] E15 W15 \$																	
.																	
LAND ALUE		OTHER ADJUSTMENTS AND NOTES				YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
163,605																	
Common: 163,605																	
PRINTED 07/30/2025 BY SYS																	

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