LOT 5 & PT SE1/4 OF
SEC 33-3N-25E IN OR 1730/476
MILLS CREEK #2 PBK 8/44

JONES ARTHUR E & PAMELA S
46533 SAULS RD
CALLAHAN, FL 32011

2025

33-3N-25-1302-0005-0000

BUILDING CHARACTERISTICS

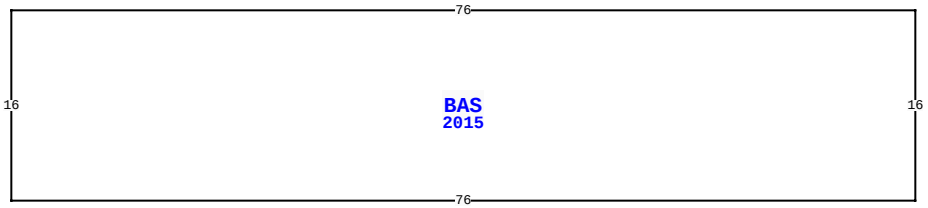
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	8020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2015	1,216	92,636
TOTALS	1,216			1,216	92,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	128.0400	108.83	132,337	2013	2013	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2016 Heated Area: 1216 HX Base Yr 2016



46533 SAULS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/28/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		92,636
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		226,195
TOTAL MARKET VALUE		167,594
SOH/AGL Deduction		66,845
ASSESSED VALUE		100,749
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,027
TOTAL JUST VALUE		318,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU6618	MH MOVE-ON	0	12/13/2014
MHU6618	CO ISSUED	0	01/16/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1730/0476	3/18/2011	WD	U	V	30	100
GRANTOR: MUSSELWHITE ROAD VENT						
GRANTEE: JONES ARTHUR E & PA						
1710/1514	11/19/2010	WD	Q	V	01	89,000
GRANTOR: MUSSELWHITE ROAD VENT						
GRANTEE: JONES ARTHUR E & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] N16 W76 S16 E76$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	6.01	AC		1.00	1.00	1.00	750.00	750.00	4,508							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.01	AC		1.00	1.00	1.00	19,500.00	19,500.00	156,195							

REVIEW DATE 08/04/2020 BY KBA Total Acres: 10.01 Total Land Value: 74,958 Market: 156,195 Agricultural: 4,958 Common: 70,000 PRINTED 07/30/2025 BY SYS