

SABLE DITA & PERRY
46655 SAULS ROAD
CALLAHAN, FL 32011

04-2N-25-0000-0001-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		30	VINYL 100		0900	01	2,097	119.98	14	166.77	349,717	2007	2017	0	0	0	3.50	96.50	VALUATION BY															
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM 100% - 2024														Heated Area: 1664															
Roof Cover		03	COMP SHNGL 100																HX Base Yr 2024															
Interior Wall		05	DRYWALL 100																															
Interior Floo		13	LVT/LAMNT 70																															
Interior Floo		11	CLAY TILE 30																															
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		00	0 100																															
Occupancy		00	NONE 100																															
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA																08															
NEIGHBORHOOD/LOC		8026.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,664	100	2007	1,664	267,792																													
FGR	449	55	2007	247	39,750																													
FOP	179	30	2007	54	8,691																													
USP	440	30	2024	132	21,244																													
TOTALS		2,732			2,097										337,477																			
EXTRA FEATURES					46655 SAULS RD, CALLAHAN										BLD DATE					LGL DATE					05/07/2026					MLU				
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
L N	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										
3	0940	SHEDS/PORT			0	100	39	14	546.00			SF	30.00		30.00		100	2025	2024		97	15,889												
4	0351	CARPORT MT			0	100	0	0	1,560.00			SF	10.00		10.00		100	2025	2024		97	15,132												

