

BORDER RITA & DAVID
46641 SAULS RD
CALLAHAN, FL 32011

04-2N-25-0240-0001-0010

NAUASS COUNTY PROPERTY					PAGE 1 of 2		6		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 6				Tax Dist:					
BUILDING MARKET VALUE				478,257					
TOTAL MARKET OB/XF VALUE				3,430					
TOTAL LAND VALUE - MARKET				152,500					
TOTAL MARKET VALUE				634,187					
SOH/AGL Deduction				241,107					
ASSESSED VALUE				393,080					
TOTAL EXEMPTION VALUE				HX HB		51,411			
BASE TAXABLE VALUE				341,669					
TOTAL JUST VALUE				634,187					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				630,196					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
19000192		CO ISSUED		0		10/02/2019			
19000192		NEW CONSTR		395,003		01/01/2019			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V V	RSN CD	SALE PRICE
1586/0326		9/22/2008		WD	Q		V		55,000
GRANTOR: CARSON DONALD									
GRANTEE: BORDER RITA & DAVID									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2019] W28 S16 W10 FOP=[YR=2019] W20 S11 E20 N11\$ S11 W20 N11 W19 S38 E6 S6 FOP=[YR=2019] S7 E12 STP=[YR=2019] S2 E11 N2 W11\$ E23 N7 W35\$ E35 N6 E10 FGR=[YR=2019] S20 E26 N36 W26 S16\$ N16 E26 N38\$.									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2													
ELEMENT		CD		25		MOD METAL 100		6500		01		565		63.2500		24.67		13,939		2019		2019		0		0		6.00		94.00		6	
Exterior Wall		10		STEEL FRME		100		2		GARAGE RES		100%		- 2024		Heated Area: 400		HX Base Yr		2020													
Roof Structur		12		MODULAR MT		100																											
Roof Cover		07		NONE		100																											
Interior Wall		03		CONC FINSH		100																											
Interior Floo		01		NONE		100																											
Air Condition		01		NONE		100																											
Heating Type		01		NONE		100																											
Bedrooms		0		100																													
Bathrooms		0		100																													
Frame		05		STEEL		100																											
Quality		06		Quality Level		06																											
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA				08																									
NEIGHBORHOOD/LOC		8020		.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		400		100		2024		400		9,276																							
PTO		100		5		2024		5		116																							
UCP		800		20		2024		160		3,710																							