

PT 31/3N/25E BEING SW 1/4 OF NE  
IN OR 2647/353  
ESMT IN OR 799/1405

BAILEY STEVEN FRED & SHERRY ANN L/E/  
46171 SAULS RD  
CALLAHAN, FL 32011

2026

31-3N-25-0000-0001-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 70    |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 2. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 5000 | IMPROVED AG      |

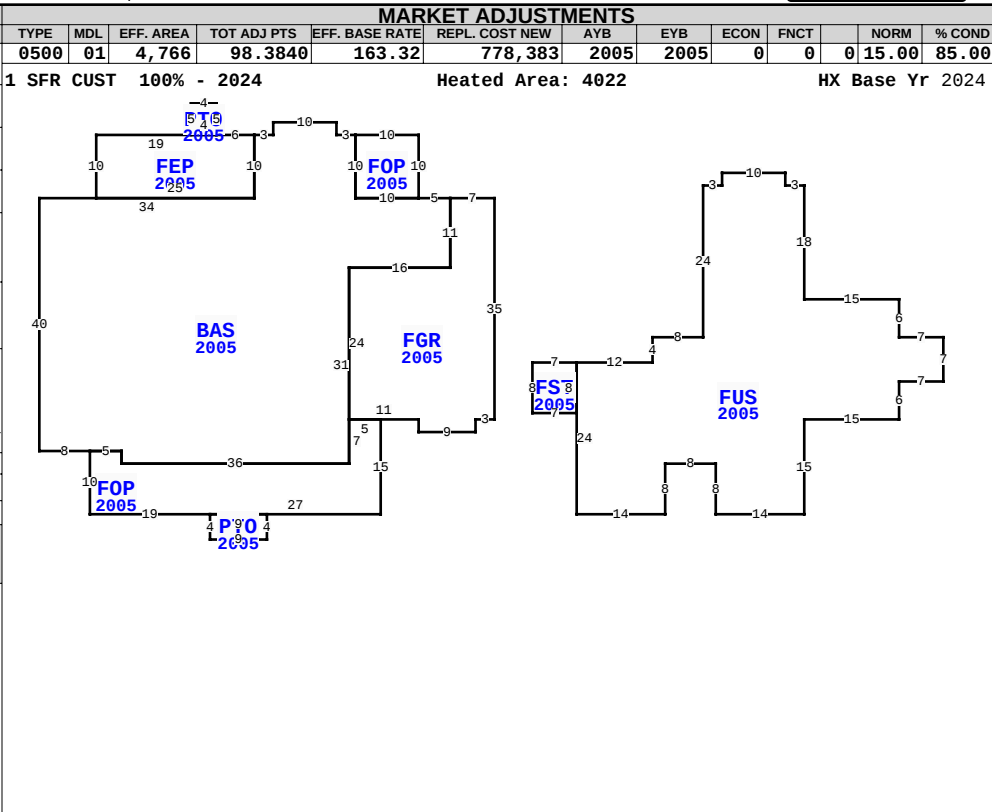
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,388            | 100         | 2005 | 2,388        | 331,507              |
| FEP       | 250              | 80          | 2005 | 200          | 27,764               |
| FGR       | 647              | 55          | 2005 | 356          | 49,421               |
| FOP       | 100              | 30          | 2005 | 30           | 4,165                |
| FOP       | 413              | 30          | 2005 | 124          | 17,214               |
| FST       | 56               | 55          | 2005 | 31           | 4,304                |
| FUS       | 1,634            | 100         | 2005 | 1,634        | 226,835              |
| PTO       | 20               | 5           | 2005 | 1            | 139                  |
| PTO       | 36               | 5           | 2005 | 2            | 278                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 5,544 |  |  | 4,766 | 661,626 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0510       | GARAGE WD-  | 0   | 100 | 14 | 20 | 280.00   | SF | 35.00    |
| 4              | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0  | 1.00     | UT | 2,000.00 |
| 5              | 0680       | POLE SHED   | 0   | 100 | 48 | 24 | 1,152.00 | SF | 10.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 005000   | C   | AGRICULTURAL         | 100 |     | OR       | 0.00  | 0.00  | 6.40        |
| 2                | 005901   | A   | HARDWOOD SI          | 0   |     | OR       | 0.00  | 0.00  | 25.00       |
| 3                | 005501   | A   | TIMBER 2 P S         | 0   |     | OR       | 0.00  | 0.00  | 8.40        |
| 4                | 009910   | M   | MARKET VALUE         | 0   |     | OR       | 0.00  | 0.00  | 33.40       |



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/08/2026 |
| INC DATE |  | AG DATE   | 04/15/2024 |
|          |  |           | MLU DC     |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 14,990      |          |     |                      |     |     |          |       |       |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 005000   | C   | AGRICULTURAL         | 100 |     | OR       | 0.00  | 0.00  | 6.40        |
| 2           | 005901   | A   | HARDWOOD SI          | 0   |     | OR       | 0.00  | 0.00  | 25.00       |
| 3           | 005501   | A   | TIMBER 2 P S         | 0   |     | OR       | 0.00  | 0.00  | 8.40        |
| 4           | 009910   | M   | MARKET VALUE         | 0   |     | OR       | 0.00  | 0.00  | 33.40       |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 2 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 671,347     |        |
| TOTAL MARKET OB/XF VALUE  |  | 14,990      |        |
| TOTAL LAND VALUE - MARKET |  | 327,580     |        |
| TOTAL MARKET VALUE        |  | 766,063     |        |
| SOH/AGL Deduction         |  | 215,099     |        |
| ASSESSED VALUE            |  | 550,964     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 51,411 |
| BASE TAXABLE VALUE        |  | 499,553     |        |
| TOTAL JUST VALUE          |  | 1,013,917   |        |
| NCON VALUE                |  | 9,721       |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 976,951     |        |

| PERMIT NUM | DESCRIPTION      | AMT     | ISSUED     |
|------------|------------------|---------|------------|
| B240013817 | UTILITY BUILDING | 0       | 12/13/2024 |
| B230015077 |                  | 21,450  | 11/22/2023 |
| 23003216   | REPAIR/RRF       | 29,000  | 03/10/2023 |
| B13365     | NEW CONSTR       | 308,000 | 07/01/2004 |
| R6498      | REPAIR/RRF       | 15,000  | 07/01/2004 |

| SALES DATA                                               |           |           |     |     |        |
|----------------------------------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number                                        | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2647/353                                                 | 6/07/2023 | QC U      | I   | 11  |        |
| GRANTOR: BAILEY STEVEN FRED & GRANTEE: STEWART ALLISON   |           |           |     |     |        |
| 2641/426                                                 | 5/18/2023 | WD Q      | I   | 01  |        |
| GRANTOR: RICE KENNETH ALLEN GRANTEE: BAILEY STEVEN & SHE |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|                |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                        |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=2005;ORIG=-7,0] W5 W10 N10 W3 N2 W10 S2 W3 S10 W34 S40 E8 E5 S2 E36 N31 E16 N11 \$                 |  |  |  |  |  |
| FUS=[YR=2005;ORIG=13,26] E12 N4 E8 N24 E3 N2 E10 S2 E3 S18 E15 S6 E7 S7 W6 W15 S15 W14 N8 W8 S8 W14 N24 \$ |  |  |  |  |  |
| FGR=[YR=2005;ORIG=0,0] W7 S11 W16 S24 E11 S2 E9 N2 E3 N35 \$                                               |  |  |  |  |  |
| FOP=[YR=2005;ORIG=-64,40] S10 E19 E27 N15 W5 S7 W36 N2 W5 \$                                               |  |  |  |  |  |
| FEP=[YR=2005;ORIG=-38,-10] W6 W19 S10 E25 N10 \$                                                           |  |  |  |  |  |
| FOP=[YR=2005;ORIG=-12,0] N10 W10 S10 E10 \$                                                                |  |  |  |  |  |
| FST=[YR=2005;ORIG=6,26] E7 S8 W7 N8 \$                                                                     |  |  |  |  |  |
| PTO=[YR=2005;ORIG=-45,50] S4 E9 N4 W9 \$                                                                   |  |  |  |  |  |
| PTO=[YR=2005;ORIG=-44,-10] N5 W4 S5 E4 \$                                                                  |  |  |  |  |  |

[illegible]