LOT 2
IN OR 2155/351
BRANCH CREEK PB 7/343

MANTAS ANDERSON TOMOKO
44339 MARY SAULS CIRCLE
CALLAHAN, FL 32011

2026

32-2N-25-019B-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

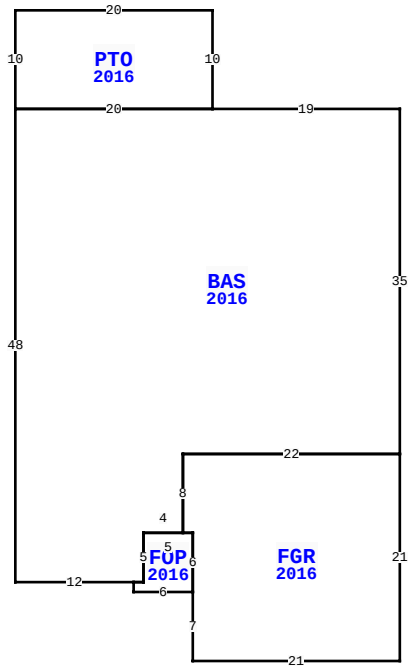
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2016	1,566	200,951
FGR	449	55	2016	247	31,696
FOP	31	30	2016	9	1,154
PTO	200	5	2016	10	1,283
TOTALS	2,246			1,832	235,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,832	99.0000	137.61	252,102	2016	2016	0	0	0	6.75	93.25

1 SNGL FAM 100% - 2018 Heated Area: 1566 HX Base Yr 2018



44339 MARY SAULS CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		235,085
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		285,085
SOH/AGL Deduction		100,992
ASSESSED VALUE		184,093
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,682
TOTAL JUST VALUE		285,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/0351	10/31/2017	WD	Q	I	01	165,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: MANTAS ANDERSON TOM						
1996/0054	8/07/2015	WD	U	V	11	100
GRANTOR: BRANCH CREEK LLC						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 PTO=[YR=2016] N10 W20 S10 E20$ W20 S48 E12
FOP=[YR=2016] S1 E6 FGR=[YR=2016] S7 E21 N21 W22 S8 E1 S6$
N6 W5 S5 W1$ E1 N5 E4 N8 E22 N35$.

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	000100	C	RES	100	0003	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS