LOT 4
IN OR 1930/1258
BRANCH CREEK PB 7/343

ADKINS BRADLEE M & PAIGE M/
44367 MARY SAULS CR
CALLAHAN, FL 32011

2026

32-2N-25-019B-0004-0000

BUILDING CHARACTERISTICS

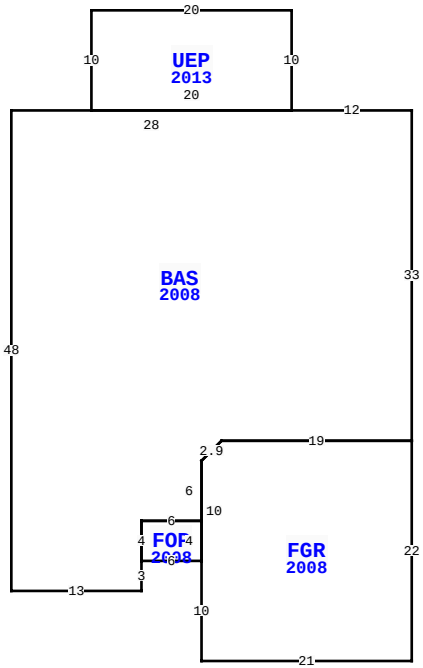
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	1,565	100	2008	1,565	190,674
FGR	460	55	2008	253	30,825
FOP	24	30	2008	7	852
UEP	200	60	2013	120	14,620
TOTALS	2,249			1,945	236,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,945	100.4598	139.64	271,600	2008	2008	0	0	0	12.75	87.25

1 SNGL FAM 100% - 2015 Heated Area: 1565 HX Base Yr 2015



44367 MARY SAULS CIR, CALLAHAN

BLD DATE	04/23/2008 JW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		236,971
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		286,971
SOH/AGL Deduction		136,405
ASSESSED VALUE		150,566
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,155
TOTAL JUST VALUE		286,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1930/1258	7/28/2014	WD	U	I	11	100
GRANTOR: JOYCE JAMES I						
GRANTEE: ADKINS BRADLEE M &						
1929/1473	7/28/2014	WD	Q	I	02	127,000
GRANTOR: JOYCE JAMES I						
GRANTEE: ADKINS BRADLEE M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 UEP=[YR=2013] N10 W20 S10 E20 $ W28 S48 E13 N3 FOP=[YR=2008] E6 FGR=[YR=2008] S10 E21 N22 W19 D2 L2 S10 $ N4 W6 S4 $ N4 E6 N6 U2 R2 E19 N33 $.

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