LOT 40
IN OR 2164/1365
BRANCH CREEK PB 7/343

DIXON LINDA H & LARRY N SR
44385 MARY SAULS CIR
CALLAHAN, FL 32011

**2026**

**32-2N-25-019B-0040-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

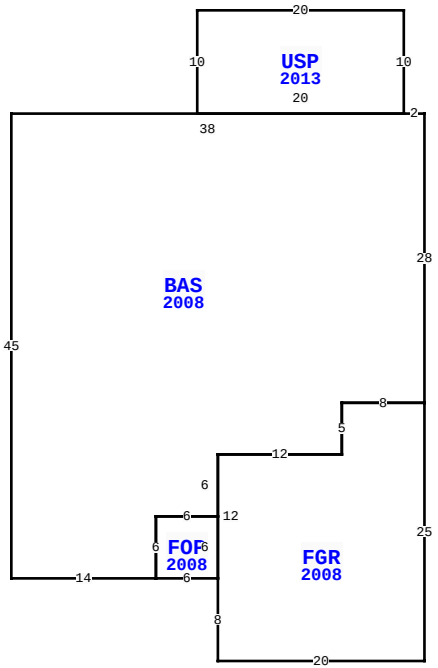
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 1,484 | 100 | 2008 | 1,484 | 186,113 |
| FGR | 440 | 55 | 2008 | 242 | 30,350 |
| FOP | 36 | 30 | 2008 | 11 | 1,379 |
| USP | 200 | 30 | 2013 | 60 | 7,524 |
| TOTALS | 2,160 | | | 1,797 | 225,368 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,797 | 103.4100 | 143.74 | 258,301 | 2008 | 2008 | 0 | 0 | 0 | 12.75 | 87.25 |

1 SNGL FAM 100% - 2018 Heated Area: 1484 HX Base Yr 2018




44385 MARY SAULS CIR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 07/01/2008 JW | 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 | | 225,368 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 275,368 |
| SOH/AGL Deduction | | 101,086 |
| ASSESSED VALUE | | 174,282 |
| TOTAL EXEMPTION VALUE | HX HB DX | 56,411 |
| BASE TAXABLE VALUE | | 117,871 |
| TOTAL JUST VALUE | | 275,368 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 258,193 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2164/1365 | 12/08/2017 | WD | Q | I | 02 | 189,900 |
| GRANTOR: HOWARD HAZEL DIANNE | | | | | | |
| GRANTEE: DIXON LINDA H & LAR | | | | | | |
| 1591/0050 | 10/28/2008 | WD | Q | I | | 160,000 |
| GRANTOR: BRANCH CREEK LLC | | | | | | |
| GRANTEE: HOWARD HAZEL DIANNE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W2 USP=[YR=2013] N10 W20 S10 E20 $ W38 S45 E14 FOP=[YR=2008] E6 FGR=[YR=2008] S8 E20 N25 W8 S5 W12 S12$ N6 W6 S6 $ N6 E6 N6 E12 N5 E8 N28 $.

## 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