

ANDERSON DAVID & CRYSTAL
44417 MARY SAULS CIRCLE
CALLAHAN, FL 32011-0544

32-2N-25-019B-0042-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD		20		FACE BRICK 100		0900		01		1,885		100.4598		139.64		263,221		2008		2008		0		0		12.75		87.25	
Exterior Wall		03		GABLE/HIP 100		1 SNGL FAM		100% -		2010		Heated Area: 1560		HX Base Yr 2010		VALUATION BY		STANDARD		Tax Group: 1		Tax Dist:		BUILDING MARKET VALUE		229,660					
Roof Cover		03		COMP SHNGL 100		TOTAL MARKET OB/XF VALUE		0		TOTAL LAND VALUE - MARKET		50,000		TOTAL MARKET VALUE		279,660		SOH/AGL Deduction		138,377		ASSESSED VALUE		141,283		TOTAL EXEMPTION VALUE		HX HB DD		61,411	
Interior Wall		05		DRYWALL 100		BASE TAXABLE VALUE		79,872		TOTAL JUST VALUE		279,660		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		262,271									
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		00		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		1,560		100		2008		1,560		190,064																					
FGR		449		55		2008		247		30,093																					
FOP		26		30		2008		8		975																					
PTO		200		5		2010		10		1,218																					
USP		200		30		2010		60		7,310																					
TOTALS		2,435						1,885		229,660																					
EXTRA FEATURES																															
44417 MARY SAULS CIR, CALLAHAN																															
BLD DATE		12/10/2008		RK		LGL DATE		03/27/2026		MLU																					
XF DATE		12/10/2008		RK		LAND DATE																									
INC DATE						AG DATE																									
L N		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	
						</																									