LOT 43
IN OR 1583/604
BRANCH CREEK PB 7/343

MARTIN MICHAEL R/SHROUDER JENNY M
44433 MARY SAULS CIRCLE
CALLAHAN, FL 32011

2026

32-2N-25-019B-0043-0000

BUILDING CHARACTERISTICS

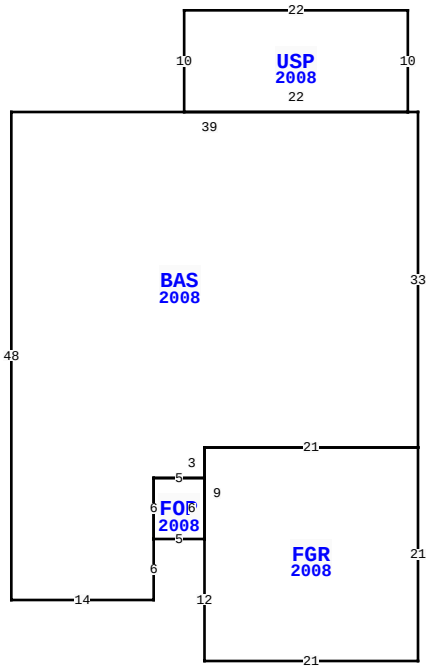
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,545	100	2008	1,545	184,435
FGR	441	55	2008	243	29,008
FOP	30	30	2008	9	1,074
USP	220	30	2008	66	7,879
TOTALS	2,236			1,863	222,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,863	98.4312	136.82	254,896	2008	2008	0	0	0	12.75	87.25

1 SNGL FAM 100% - 2009 Heated Area: 1545 HX Base Yr 2009



44433 MARY SAULS CIR, CALLAHAN

BLD DATE	08/19/2008 JW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		222,397
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		272,397
SOH/AGL Deduction		132,002
ASSESSED VALUE		140,395
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		88,984
TOTAL JUST VALUE		272,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1583/0604	9/02/2008	WD	Q	I		177,000

GRANTOR: BRANCH CREEK LLC
GRANTEE: MARTIN MICHAEL R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W1 USP=[YR=2008] N10 W22 S10 E22$ W39 S48 E14 N6 FOP=[YR=2008] E5 FGR=[YR=2008] S12 E21 N21 W21 S9 $ N6 W5 S6 $ N6 E5 N3 E21 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