S-1 OF LOT 5 (EX S-4)
SECS 32 & 49
IN OR 2466/811

LUGGERY SCOTT H/NUNEZ ERICA
44213 MARY SAULS CIR
CALLAHAN, FL 32011

2026

32-2N-25-4020-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

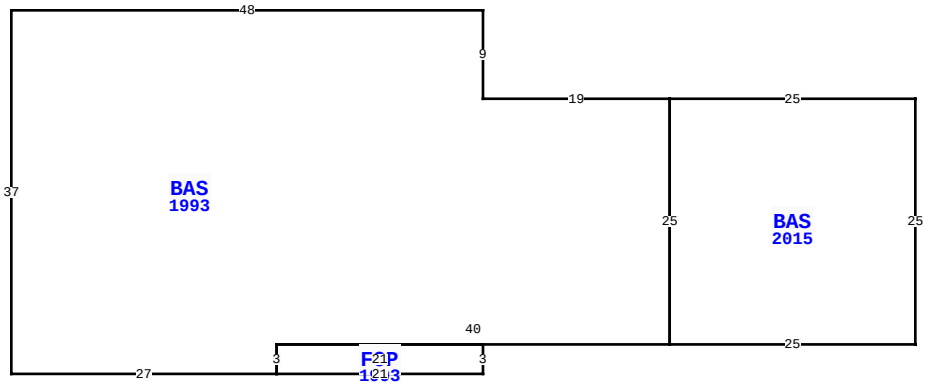
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,188	100	1993	2,188	334,206
BAS	625	100	2015	625	95,466
FOP	63	30	1993	19	2,902
TOTALS	2,876			2,832	432,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,832	129.2784	179.70	508,910	1981	2005	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2022 Heated Area: 2813 HX Base Yr 2022



44213 MARY SAULS CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		463,793
TOTAL MARKET OB/XF VALUE		3,184
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		606,977
SOH/AGL Deduction		208,014
ASSESSED VALUE		398,963
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		347,552
TOTAL JUST VALUE		606,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012261	GARAGE	63,074	09/14/2021
R1112785	REPAIR/RRF	7,800	12/05/2011
4448	H/AC	2,800	12/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/0811	5/21/2021	WD	Q	I	02	435,000
GRANTOR: CROSBY KENNETH & LIND						
GRANTEE: LUGGERY SCOTT H & E						
2466/0809	5/21/2021	QC	U	I	11	100
GRANTOR: NOWAK LINDSEY A/K/A L						
GRANTEE: CROSBY LINDEY & KEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W25 BAS=[YR=1993] W19 N9 W48 S37 E27
FOP=[YR=1993] E21 N3 W21 S3$ N3 E40 N25 $ S25 E25 N25 $.

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
1	0350	CARPORT WD	0	100	12	12	144.00	SF	13.00	13.00	100	2009	2009	3	31	580	
2	0940	SHEDS/PORT	0	100	14	20	280.00	SF	30.00	30.00	100	2009	2009	3	31	2,604	

LAND DESCRIPTION

TOTAL OB/XF 3,184

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	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	140,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

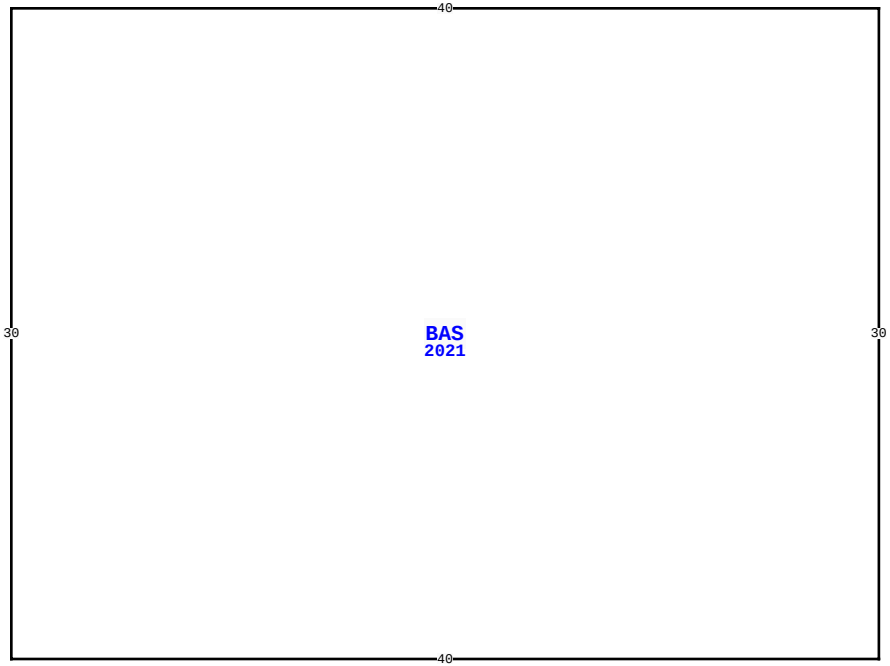
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2021	1,200	31,219
TOTALS	1,200			1,200	31,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	69.4830	27.10	32,520	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2022 Heated Area: 1200 HX Base Yr 2022



44213 MARY SAULS CIR, CALLAHAN

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2466/0809	5/21/2021	QC	U	I	11	100
GRANTOR: NOWAK LINDSEY A/K/A L						
GRANTEE: CROSBY LINDEY & KEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-1,0] W40 S30 E40 N30 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/09/2026 BY SYS