PT OF LOT 5 (IN SEC 49)
IN OR 2509/753
EX S-3

GRIFFIS DYLAN K
44233 MARY SAULS CIRCLE
CALLAHAN, FL 32011

2026

32-2N-25-4020-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

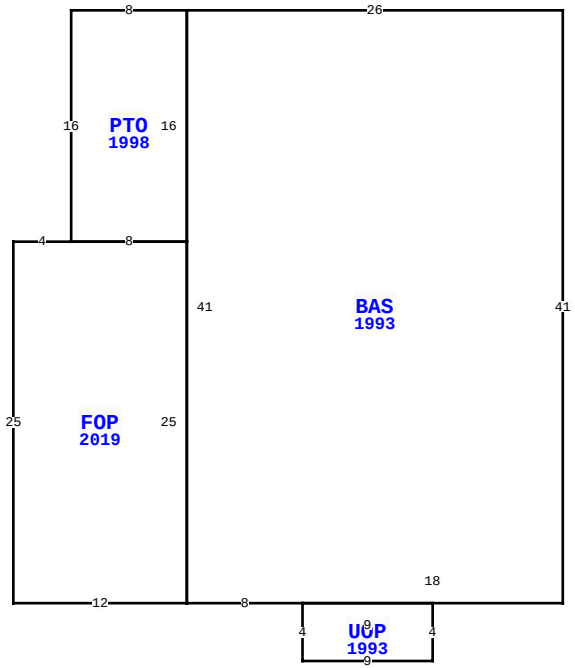
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,066	100	1993	1,066	161,949
FOP	300	30	2019	90	13,673
PTO	128	5	1998	6	911
UOP	36	20	1993	7	1,064
TOTALS	1,530			1,169	177,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,169	121.1474	168.39	196,848	1945	2005	0	0	0	9.78	90.22

1 SNGL FAM 0% - 0 Heated Area: 1066 HX Base Yr



44233 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	177,596
TOTAL MARKET OB/XF VALUE	9,285
TOTAL LAND VALUE - MARKET	20,500
TOTAL MARKET VALUE	207,381
SOH/AGL Deduction	662
ASSESSED VALUE	206,719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,719
TOTAL JUST VALUE	207,381
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B981285	REPAIR/RRF	1,890	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2509/0753	10/22/2021	WD	Q	I	01	202,500
GRANTOR: CROSBY KENNETH ALLEN						
GRANTEE: GRIFFIS DYLAN K						
1915/0832	4/24/2014	WD	Q	I	01	68,000
GRANTOR: MILLIGAN DOROTHY GORD						
GRANTEE: CROSBY KENNETH ALLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 PTO=[YR=1998] W8 S16 FOP=[YR=2019] W4 S25 E12 N25 W8$ E8 N16$ S41 E8 UOP=[YR=1993] S4 E9 N4W9 $ E18 N41$.

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
3	0350	CARPORT WD	0	0	32	24	768.00	SF	13.00	13.00	100	2026	2023	03	93	9,285	

LAND DESCRIPTION

TOTAL OB/XF 9,285

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	0	0005	OR	0.00	0.00	0.41	AC		1.00	1.00	1.00	50,000.00	50,000.00	20,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.41 Total Land Value: 20,500 Market: 0 Agricultural: 0 Common: 20,500 PRINTED 07/09/2026 BY SYS