

PT OF LOT 6 IN SEC 49 & 32
IN OR 2536/762
PICKETT ESTATES PB 2/27

NEWBERN JORDAN TAYLOR
44079 MARY SAULS CIR
CALLAHAN, FL 32011

2026

32-2N-25-4020-0006-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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

Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

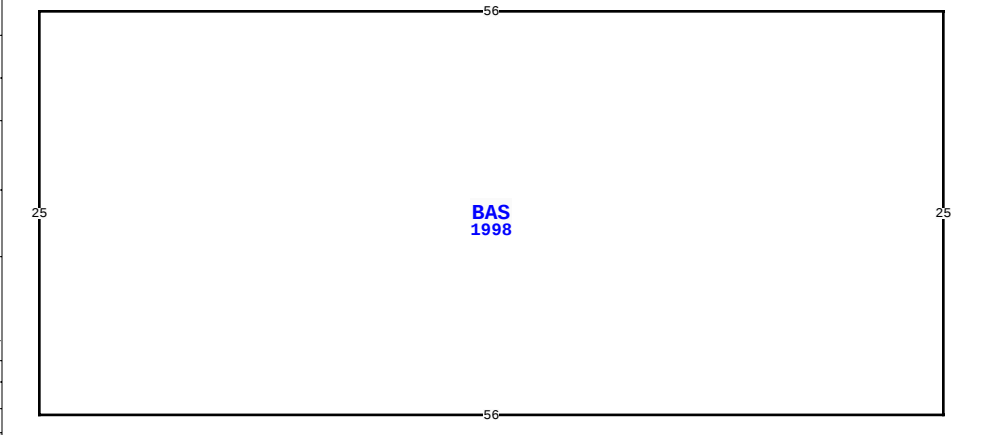
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1998	1,400	187,071
TOTALS	1,400			1,400	187,071

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00
2	0752	USP	0 100	24	12	288.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	0.23

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,400	159.6400	143.68	201,152	1998	2020	0	0	7.00	93.00
1 M/H 94+			100% - 2022			Heated Area: 1400			HX Base Yr 2022		



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
44079 MARY SAULS CIR, CALLAHAN			05/07/2026 MLU		

TOTAL OB/XF									
1,699									

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1,699									

Total Acres: 0.23 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		187,071	
TOTAL MARKET OB/XF VALUE		1,699	
TOTAL LAND VALUE - MARKET		23,000	
TOTAL MARKET VALUE		211,770	
SOH/AGL Deduction		75,852	
ASSESSED VALUE		135,918	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		84,567	
TOTAL JUST VALUE		211,770	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		194,981	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982485	MH MOVE-ON	0	12/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2536/0762	12/23/2021	SW	Q	I	01
GRANTOR: 44079 MARY SAULS CIR					
GRANTEE: NEWBERN JORDAN TAYL					
2473/0892	5/20/2021	WD	Q	I	01
GRANTOR: MCHUGH JEAN ET AL					
GRANTEE: 44079 MARY SAULS CI					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1998] W56 S25 E56 N25\$.					

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