

PT SEC 33-2N-25E RECD IN
OR 1955/575
ESMT OR 1364/829

GORMAN MICHELLE A & ROBERT
46522 SAULS RD
CALLAHAN, FL 32011

2026

33-3N-25-0000-0003-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

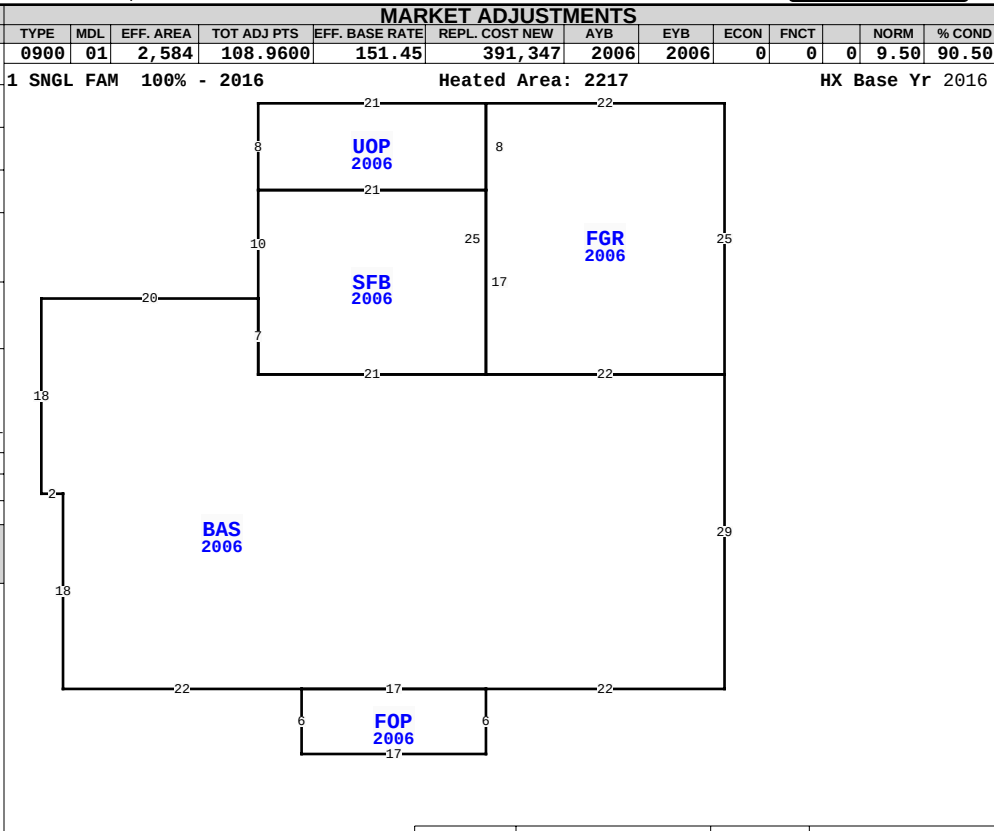
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05

NEIGHBORHOOD/LOC 5001.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,931	100	2006	1,931	264,667
FGR	550	55	2006	302	41,393
FOP	102	30	2006	31	4,249
SFB	357	80	2006	286	39,200
UOP	168	20	2006	34	4,660
TOTALS	3,108			2,584	354,169

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	2700	QUONSET LW	0	100	30	40	1,200.00	SF	12.00

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	7.00

REVIEW DATE 01/01/2023 BY CD



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF									
10,856									

Total Acres: 7.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		354,169	
TOTAL MARKET OB/XF VALUE		10,856	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		540,025	
SOH/AGL Deduction		317,735	
ASSESSED VALUE		222,290	
TOTAL EXEMPTION VALUE		HX HB VX	56,411
BASE TAXABLE VALUE		165,879	
TOTAL JUST VALUE		540,025	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		487,676	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10243	MECH OTHER	0	08/01/2005
B15169	NEW CONSTR	152,015	05/01/2005
P0509511	OTHER	0	05/01/2005
R0507591	REPAIR/RRF	5,000	05/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1955/0575	12/30/2014	WD	Q	I	01
GRANTOR: DAVIS JOHN A & JODY M					
GRANTEE: GORMAN MICHELLE A &					
1296/1315	2/22/2005	WD	Q	V	
GRANTOR: HIGGINBOTHAM ALBERT L					
GRANTEE: DAVIS JOHN A & JODY					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2006] W22 FGR=[YR=2006] N25 E22 S25 W22 \$ W21					
SFB=[YR=2006] N7 N10 UOP=[YR=2006] N8 E21 S8 W21 \$ E21 S17					
W21 \$ N7 W20 S18 E2 S18 E22 FOP=[YR=2006] S6 E17 N6 W17 \$					
E17 E22 N29 \$.					

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