PT NW1/4 & PT SW1/4 OF
SEC 33-3N-25E IN OR 1472/912
(EX UTIL ESMT IN OR 1565/18 &

BURNS ANDREW & TAMMY LVNG TRST/BURNS ANDREW LAMAR
46477 SAULS ROAD
CALLAHAN, FL 32011-6507

2026

33-3N-25-0000-0003-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

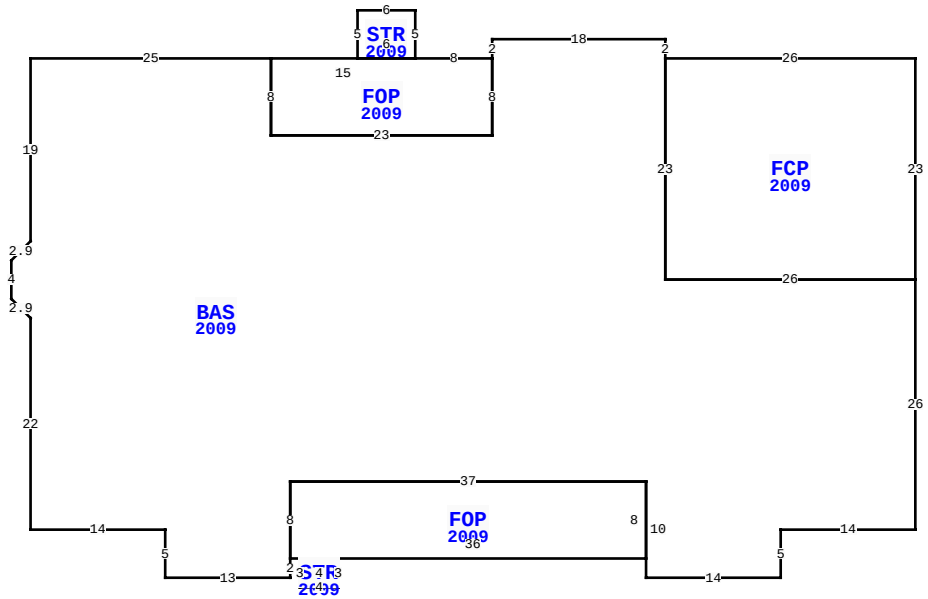
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 60
Interior Floo	10	TERRAZZO 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	3,724	100	2009	3,724	446,573
FCP	598	25	2009	150	17,988
FOP	184	30	2009	55	6,596
FOP	296	30	2009	89	10,673
STR	12	10	2009	1	120
STR	30	10	2009	3	360
TOTALS	4,844			4,022	482,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,022	98.0364	136.27	548,078	2009	2009	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2010 Heated Area: 3724 HX Base Yr 2010



46477 SAULS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	03/28/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		515,982
TOTAL MARKET OB/XF VALUE		77,587
TOTAL LAND VALUE - MARKET		528,330
TOTAL MARKET VALUE		657,526
SOH/AGL Deduction		336,104
ASSESSED VALUE		321,422
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		270,011
TOTAL JUST VALUE		1,121,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,098,660

SEE ADJSNT AG PARCELS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-09439	REROOF	50,000	07/24/2023
C21614	CO ISSUED	0	04/27/2009
E21449	ELEC OTHER	5,000	12/01/2008
M14246	H/AC	0	11/01/2008
P13450	OTHER	0	09/01/2008
B21614	NEW CONSTR	313,170	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1450	6/27/2022	SW	U	I	11	100
GRANTOR: BURNS ANDREW L & TAMM						
GRANTEE: BURNS ANDREW & TAMM						
2562/1520	4/26/2022	SW	U	I	11	100
GRANTOR: BURNS ANDREW L						
GRANTEE: BURNS ANDREW & TAMM						

BUILDING NOTES

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	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2015	2015	05	90	54,000	
9	0510	GARAGE WD-	0	100	32	26	832.00	SF	35.00	35.00	100	2018	2018	3	81	23,587	

BUILDING DIMENSIONS

FCP=[YR=2009] W26 BAS=[YR=2009] N2 W18 S2 FOP=[YR=2009] W8 STR=[YR=2009] N5 W6 S5 E6 $ W15 S8 E23 N8$ S8 W23 N8 W25 S19 L2 D2 S4 R2 D2 S22 E14 S5 E13 N2 FOP=[YR=2009] E1 STR=[YR=2009] S3 E4 N3 W4$ E36 N8 W37 S8$ N8 E37 S10 E14 N5 E14 N26 W26 N23 $ S23 E26 N23$.

LAND DESCRIPTION

TOTAL OB/XF 77,587

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	530.00	530.00	10,070							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	25.03	AC		1.00	1.00	1.00	395.00	395.00	9,887							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	44.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	484,330							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 48.03 Total Land Value: 63,957 Market: 484,330 Agricultural: 19,957 Common: 44,000 PRINTED 07/09/2026 BY SYS

PT NW1/4 & PT SW1/4 OF
SEC 33-3N-25E IN OR 1472/912
(EX UTIL ESMT IN OR 1565/18 &

BURNS ANDREW & TAMMY LVNG TRST/BURNS ANDREW LAMAR
46477 SAULS ROAD
CALLAHAN, FL 32011-6507

2026

33-3N-25-0000-0003-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

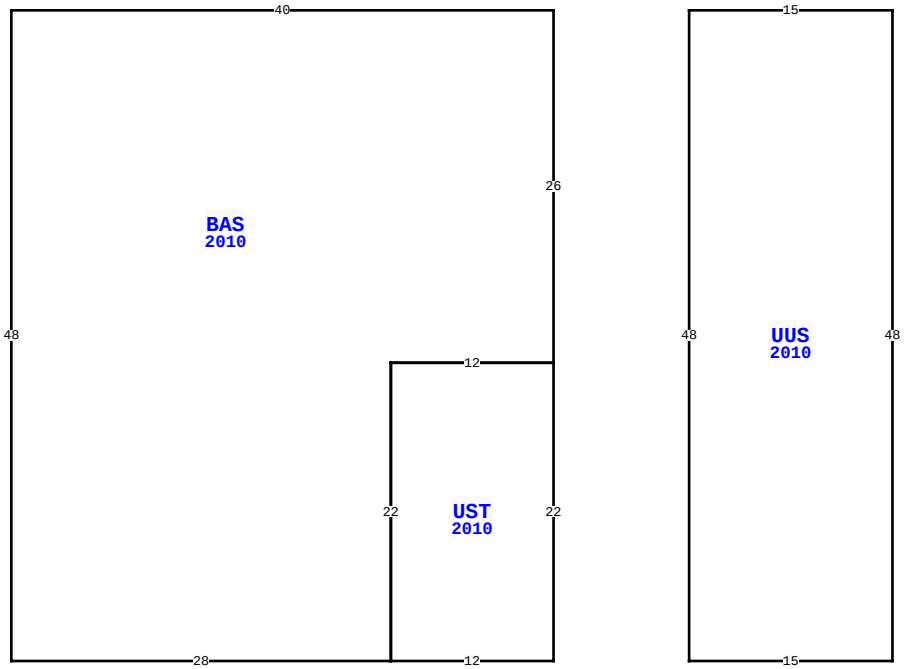
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	2010	1,656	26,118
UST	264	45	2010	119	1,877
UUS	720	50	2010	360	5,678
TOTALS	2,640			2,135	33,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,135	51.8420	20.22	43,170	2009	2009	0	0	0	22.00	78.00

2 GARAGE RES 100% - 2010 Heated Area: 1656 HX Base Yr 2010



46477 SAULS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		270,011
TOTAL JUST VALUE		1,121,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,098,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11376	REPAIR/RRF	2,000	07/01/2008
E20688	ELEC OTHER	500	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2576/1450	6/27/2022	SW	U	I	11	100
GRANTOR: BURNS ANDREW L & TAMM						
GRANTEE: BURNS ANDREW & TAMM						
2562/1520	4/26/2022	SW	U	I	11	100
GRANTOR: BURNS ANDREW L						
GRANTEE: BURNS ANDREW & TAMM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W40 S48 E28 UST=[YR=2010] E12 N22 W12 S22$ N22 E12 N26$ PTR= E10 UUS=[YR=2010] S48 E15 N48 W15$ W10$.

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 01/06/2023 BY KWA Total Acres: 48.03 Total Land Value: 63,957 Market: 484,330 Agricultural: 19,957 Common: 44,000 PRINTED 07/09/2026 BY SYS