

JONES ARTHUR E & PAMELA S
46533 SAULS RD
CALLAHAN, FL 32011

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION																				PAGE 1 of 1									
ELEMENT	CD	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL OB/XF	ADJ UNIT PRICE	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
Exterior Wall	30	VINYL 100																											
Roof Structur	03	GABLE/HIP 100																											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 60																											
Interior Floo	08	SHT VINYL 40																											
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		04	Quality Level		04																								
DOR CODE		5000	IMPROVED AG																										
MAP NUM			MKT AREA		05																								
NEIGHBORHOOD/LOC		8020	00																										
TOTALS		1,216			1,216	95,290																							
EXTRA FEATURES							46533 SAULS RD, CALLAHAN																						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES														
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	2.00	AC	1.00	1.00	1.00	20,000.00	20,000.00	40,000													
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	6.01	AC	1.00	1.00	1.00	750.00	750.00	4,508													
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC	1.00	1.00	1.00	200.00	200.00	400													
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.01	AC	1.00	1.00	1.00	20,000.00	20,000.00	160,200													
REVIEW DATE 01/01/2023 BY CD Total Acres: 10.01 Total Land Value: 44,908 Market: 160,200 Agricultural: 4,908 Common: 40,000 PRINTED 07/09/2026 BY SYS																													