BLOCK 14 LOT 5
IN OR 2082/117
CONSERV ESMT PT OR 929/824

HALL KENNETH L & KAYE
55118 FOX SQUIRREL
CALLAHAN, FL 32011

2023

46-2N-25-197D-0014-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

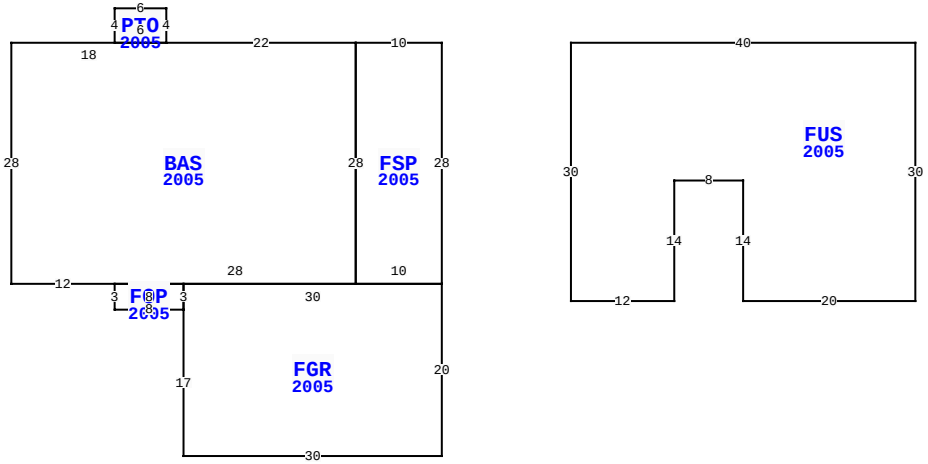
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	131,421
FGR	600	55	330	38,722
FOP	24	30	7	822
FSP	280	40	112	13,142
FUS	1,088	100	1,088	127,666
PTO	24	5	1	118
TOTALS	3,136		2,658	311,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,658	105.1200	124.83	331,798	2005	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2017 Heated Area: 2208 HX Base Yr 2017



55118 FOX SQUIRREL DR, CALLAHAN

BLD DATE	03/19/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		311,890
TOTAL MARKET OB/XF VALUE		6,842
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		368,732
SOH/AGL Deduction		152,618
ASSESSED VALUE		216,114
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		166,114
TOTAL JUST VALUE		368,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005658	XFOB	5,800	07/01/2019
B13513	NEW CONSTR	171,039	08/01/2004
R6591	REPAIR/RRF	8,000	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2082/0117	11/02/2016	WD	Q	I	01	234,000
GRANTOR: VAUGHAN DAVID M						
GRANTEE: HALL KENNETH L & KA						
1590/0011	10/21/2008	WD	U	I	27	176,000
GRANTOR: CARTUS RELOCATION COR						
GRANTEE: VAUGHAN DAVID M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W10 BAS=[YR=2005] W22 PTO=[YR=2005] N4 W6 S4 E6$ W18 S28 E12 FOP=[YR=2005] S3 E8 FGR=[YR=2005] S17 E30 N20 W30 S3$ N3 W8$ E28 N28 $ S28 E10 N28$ PTR=E15 FUS=[YR=2005] E40 S30 W20 N14 W8 S14 W12 N30$ W15$.

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
1	0812	CONCRETE C	0	100	0	0	1,966.00	SF	4.00	4.00	100	2005	2005	3	87	6,842	

LAND DESCRIPTION

TOTAL OB/XF 6,842

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
1	000100	C	SFR	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 10/25/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS