

BLOCK 14 LOT 10
IN OR 2286/236
CONSERV ESMT PT OR 929/824

BUTLER DAVID K & EUGENIA D
55258 FOX SQUIRREL DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197D-0014-0100



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

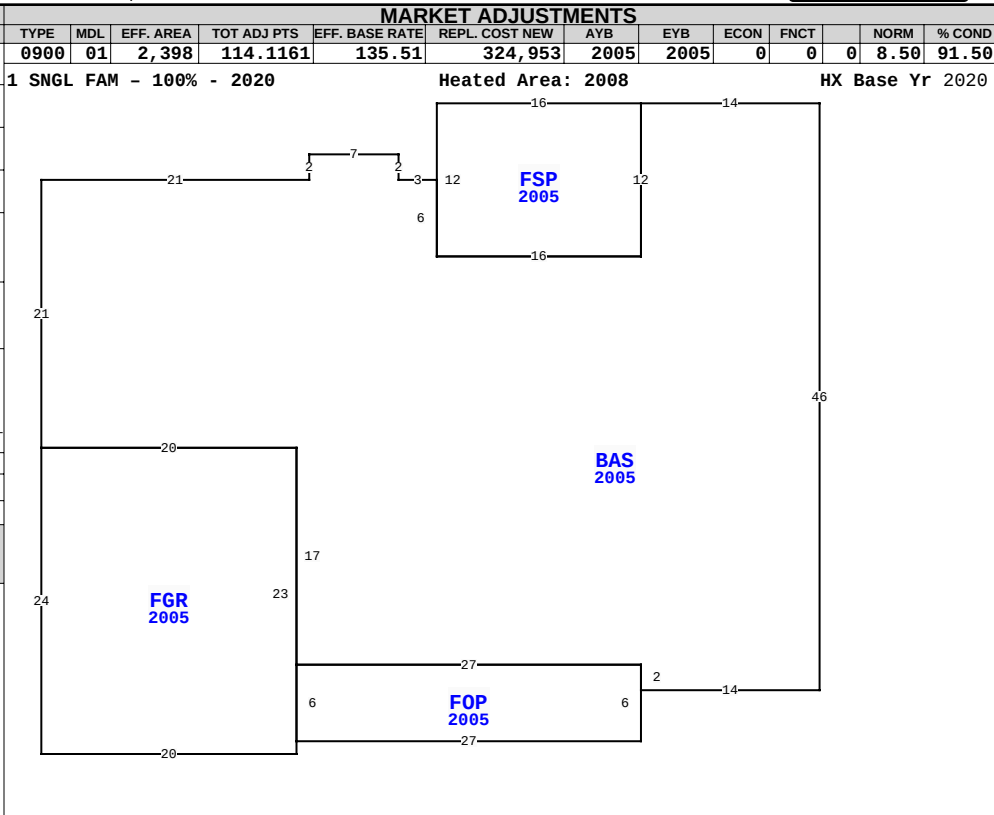
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100	2,008	248,975
FGR	480	55	264	32,734
FOP	162	30	49	6,076
FSP	192	40	77	9,547

TOTALS	2,842	2,398	297,332
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	100	0	0	1,643.00	SF	4.00	4.00	
3	0855	CONC PAVER	0	100	0	0	180.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006		0.00	0.00	1.00	LT	



55258 FOX SQUIRREL DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
8,627											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						297,332					
TOTAL MARKET OB/XF VALUE						8,627					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						355,959					
SOH/AGL Deduction						100,127					
ASSESSED VALUE						255,832					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						205,832					
TOTAL JUST VALUE						355,959					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						283,109					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007107	REPAIR/RRF	16,995	11/03/2021
E0514188	ELEC OTHER	2,000	02/01/2005
M0409101	H/AC	0	12/01/2004
B13955	NEW CONSTR	150,730	11/01/2004
R6819	REPAIR/RRF	1,500	11/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2286/0236	6/21/2019	WD	Q	I	01	302,000	
GRANTOR: GARRETT JAMES & MARCI							
GRANTEE: BUTLER DAVID K & EU							
1329/1392	6/30/2005	WD	Q	I		229,500	
GRANTOR: JOHNSON HOME BUILDERS							
GRANTEE: GARRETT JAMES & MAR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W14 FSP=[YR=2005] W16 S12 E16 N12 \$ S12 W16 N6 W3 N2 W7 S2 W21 S21 FGR=[YR=2005] S24 E20 N1 FOP=[YR=2005] E27 N6 W27 S6 \$ N23 W20 \$ E20 S17 E27 S2 E14 N46 \$.											