BLOCK 15 LOT 5
SPRING LAKE EST 4 REPLAT
PB 6/177

ADAMS ERIN L/HENWOOD SHERI SUE
55107 FOX SQUIRREL DR
CALLAHAN, FL 32011

2023

46-2N-25-197D-0015-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

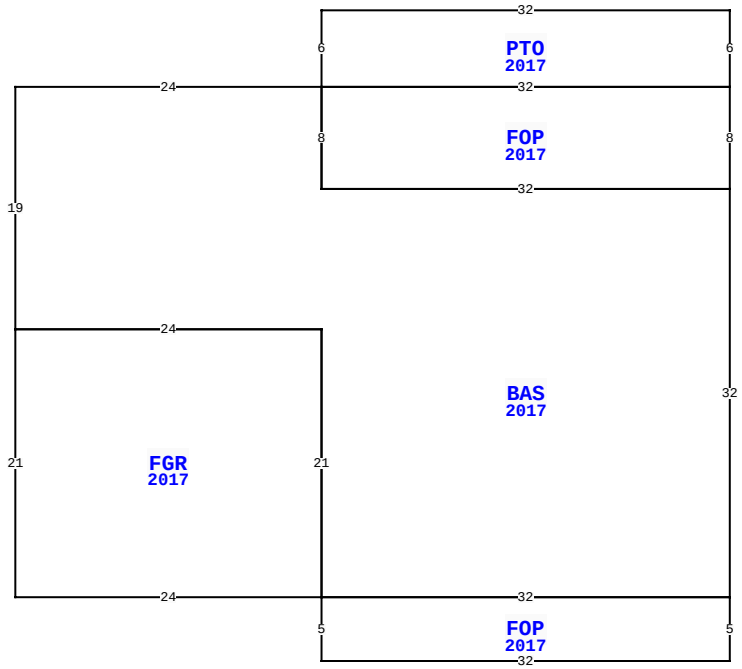
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100	1,480	202,723
FGR	504	55	277	37,942
FOP	160	30	48	6,575
FOP	256	30	77	10,547
PTO	192	5	10	1,370
TOTALS	2,592		1,892	259,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,892	117.6980	139.77	264,445	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 0 Heated Area: 1480 HX Base Yr



55107 FOX SQUIRREL DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	259,156
TOTAL MARKET OB/XF VALUE	12,251
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	321,407
SOH/AGL Deduction	40,169
ASSESSED VALUE	281,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,238
TOTAL JUST VALUE	321,407
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006746	CO ISSUED	0	07/28/2017
B1700210	NEW CONSTR	200,688	01/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/1755	11/17/2021	WD	Q	I	01	350,000
GRANTOR: KIKLY FRANK HAL						
GRANTEE: ADAMS ERIN L & SHER						
2325/1556	12/17/2019	QC	U	I	11	100
GRANTOR: RICCIO ANNE TERESE						
GRANTEE: HALKIKLY FRANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-32,6] W24 S19 E24 S21 E32 N32 W32 N8 $
FGR=[YR=2017;ORIG=-56,25] S21 E24 N21 W24 $
FOP=[YR=2017;ORIG=-32,6] S8 E32 N8 W32 $
PTO=[YR=2017;ORIG=0,0] W32 S6 E32 N6 $
FOP=[YR=2017;ORIG=-32,46] S5 E32 N5 W32 $
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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
1	0810	CONCRETE A	0	0	0	0	1,943.00	SF	6.50	6.50	100	2017	2017	3	97	12,251	

LAND DESCRIPTION

TOTAL OB/XF 12,251

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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/10/2017 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS