

BLOCK 16 LOT 9  
IN OR 1991/1913  
CONSERV ESMT PT OR 929/824

DAVIS JAMES/GRABHAM LINDA JACKSON  
55239 FOX SQUIRREL DRIVE  
CALLAHAN, FL 32011

2023

46-2N-25-197D-0016-0090



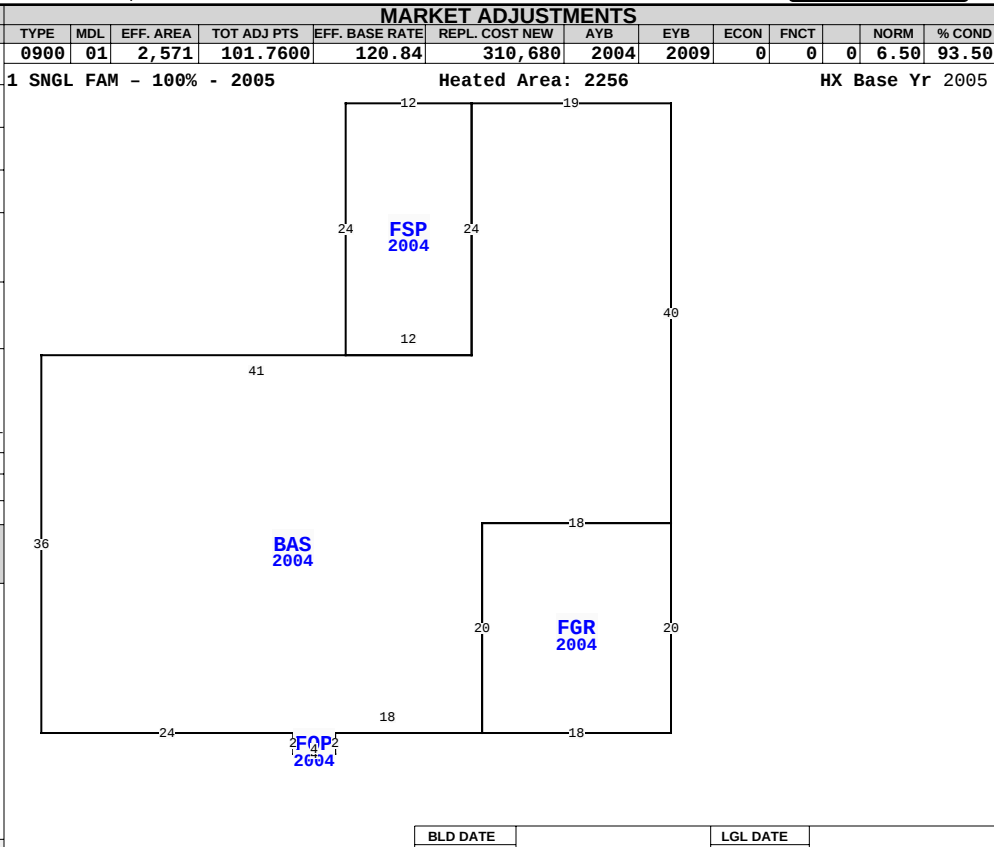
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 08 | SHT VINYL 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          | 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       | 2,256            | 100         | 2,256        | 254,895              |
| FGR       | 360              | 55          | 198          | 22,371               |
| FOP       | 8                | 30          | 2            | 226                  |
| FSP       | 288              | 40          | 115          | 12,994               |
| TOTALS    | 2,912            |             | 2,571        | 290,486              |

| EXTRA FEATURES |            |             |         |    |    |          |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|----------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0812       | CONCRETE C  | 0 100   | 0  | 0  | 1,122.00 | SF | 4.00  | 4.00           | 100       | 2004    |
| 2              | 0940       | SHEDS/PORT  | 0 100   | 10 | 14 | 140.00   | SF | 30.00 | 30.00          | 100       | 2006    |

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



|                                 |          |           |
|---------------------------------|----------|-----------|
| 55239 FOX SQUIRREL DR, CALLAHAN | BLD DATE | LGL DATE  |
|                                 | XF DATE  | LAND DATE |
|                                 | INC DATE | AG DATE   |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 6 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 6              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 290,486   |   |
| TOTAL MARKET OB/XF VALUE  |  | 5,162     |   |
| TOTAL LAND VALUE - MARKET |  | 50,000    |   |
| TOTAL MARKET VALUE        |  | 345,648   |   |
| SOH/AGL Deduction         |  | 186,193   |   |
| ASSESSED VALUE            |  | 159,455   |   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |   |
| BASE TAXABLE VALUE        |  | 109,455   |   |
| TOTAL JUST VALUE          |  | 345,648   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 273,849   |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 18001973   | REPAIR/RRF  | 11,995  | 03/01/2018 |
| B12637     | NEW CONSTR  | 163,426 | 02/01/2004 |
| R5875      | REPAIR/RRF  | 8,000   | 02/01/2004 |

| SALES DATA                     |           |           |     |     |            |
|--------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 1991/1913                      | 7/10/2015 | QC        | U   | I   | 11         |
| GRANTOR: DAVIS JAMES & LINDA J |           |           |     |     | SALE PRICE |
| GRANTEE: DAVIS JAMES & LINDA   |           |           |     |     | 100        |
| 1252/1645                      | 8/13/2004 | WD        | Q   | I   |            |
| GRANTOR: MARONDA HOMES INC     |           |           |     |     | 167,300    |
| GRANTEE: DAVIS JAMES & LINDA   |           |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                               |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004] W19 FSP=[YR=2004] W12 S24 E12 N24\$ S24 W41 S36 E24 FOP=[YR=2004] S2 E4 N2 W4\$ E18 FGR=[YR=2004] E18 N20 W18 S20\$ N20 E18 N40\$ . |  |  |  |  |  |  |  |  |  |  |  |