

BUTZ JOHN W & SHERRIE L
43181 SMITTY ROAD
CALLAHAN, FL 32011

20-1N-25-0000-0006-0050

0200

01

2,672

105.4080

84.33

225,330

2003

2003

0

0

10.00

90.00

1 SFR MODULR - 100% - 2009

Heated Area: 2600

HX Base Yr 2009

18

20

18

20

31

34

40

27

38

6

20

6

DCK
2014

BAS
2003

FOP
2003

TOTALS

3,080

2,672

202,797

EXTRA FEATURES

43181 SMITTY RD, CALLAHAN

BLD DATE

XF DATE

INC DATE

YEAR ON

YEAR ACTUAL

Q

% COND

LGL DATE

LAND DATE

AG DATE

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

LAND DESCRIPTION

TOTAL OB/XF

38,315

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

06/03/2024

BY

TWA

Total Acres: 3.49

Total Land Value: 62,820

Market: 0

Agricultural: 0

Common: 62,820

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

202,797

TOTAL MARKET OB/XF VALUE

38,315

TOTAL LAND VALUE - MARKET

62,820

TOTAL MARKET VALUE

303,932

SOH/AGL Deduction

117,426

ASSESSED VALUE

186,506

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

136,506

TOTAL JUST VALUE

303,932

NCON VALUE

8,610

INCOME VALUE

PREVIOUS YEAR MKT VALUE

285,694

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2357/1898

4/17/2020

SW U

I

11

100

GRANTOR: BUTZ JOHN W & SHERRIE

GRANTEE: BUTZ JOHN W & SHERR

1568/0547

5/27/2008

WD Q

I

199,900

GRANTOR: SMITH LYNDY C ETAL

GRANTEE: BUTZ JOHN W & SHERR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W34 DCK=[YR=2014] N18 W20 S18 E20\$ W31 S40 E27

FOP=[YR=2003] S6 E20 N6 W20\$E38 N40\$.