BLOCK 14 LOT 4
IN OR 1294/446
CONSERV ESMT PT OR 929/824

GIANNONE JOHN/GIANNONE GINA MARIE ET AL
55090 FOX SQUIRREL DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197D-0014-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

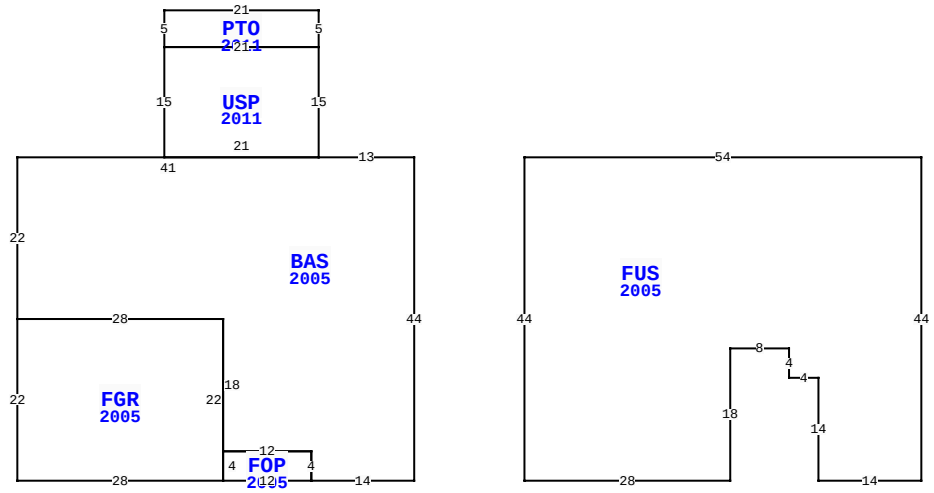
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	03	MASONRY 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	1,712	100	1,712	194,849
FGR	616	55	339	38,583
FOP	48	30	14	1,593
FUS	2,176	100	2,176	247,658
PTO	105	5	5	569
USP	315	30	94	10,699
TOTALS	4,972		4,340	493,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,340	100.0560	125.07	542,804	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2006 Heated Area: 3888 HX Base Yr 2006



55090 FOX SQUIRREL DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		493,952
TOTAL MARKET OB/XF VALUE		6,625
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		555,577
SOH/AGL Deduction		318,447
ASSESSED VALUE		237,130
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,130
TOTAL JUST VALUE		555,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24654	ADDITION	6,152	04/01/2011
B13494	NEW CONSTR	279,396	08/01/2004
B6574	REPAIR/RRF	8,000	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1294/0446	2/09/2005	WD	Q	I		219,600
GRANTOR: MARONDA HOMES INC						
GRANTEE: GIANNONE JOHN ETAL						
1215/0765	3/15/2004	WD	U	V	19	319,000
GRANTOR: BKS INC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 USP=[YR=2011] N15 PTO=[YR=2011] N5 W21 S5 E21$ W21 S15 E21$ W41 S22 FGR=[YR=2005] S22 E28 FOP=[YR=2005] E12 N4 W12 S4$ N22W28$ E28 S18 E12 S4 E14 N44$ PTR= E15 FUS=[YR=2005] E54 S44 W14 N14 W4 N4 W8 S18 W28 N44$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,926.00	SF	4.00	4.00	100	2005	2005	3	86	6,625	

LAND DESCRIPTION

TOTAL OB/XF 6,625

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS