BLOCK 14 LOT 5
IN OR 2082/117
CONSERV ESMT PT OR 929/824

HALL KENNETH L & KAYE
55118 FOX SQUIRREL
CALLAHAN, FL 32011

2024

46-2N-25-197D-0014-0050

BUILDING CHARACTERISTICS

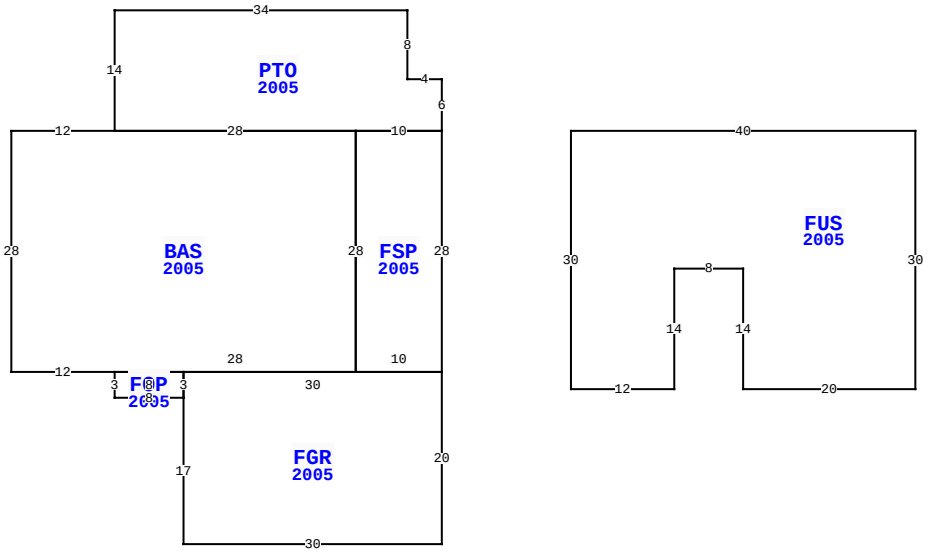
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,120	100	1,120	137,602
FGR	600	55	330	40,543
FOP	24	30	7	860
FSP	280	40	112	13,760
FUS	1,088	100	1,088	133,670
PTO	500	5	25	3,071
TOTALS	3,612		2,682	329,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,682	105.1200	131.40	352,415	2005	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2017 Heated Area: 2208 HX Base Yr 2017



55118 FOX SQUIRREL DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		359,995
TOTAL MARKET OB/XF VALUE		6,763
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		421,758
SOH/AGL Deduction		168,674
ASSESSED VALUE		253,084
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,084
TOTAL JUST VALUE		421,758
NCON VALUE		30,487
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,732

MISC STRG 912X36)= NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014810	GARAGE _ 30X50	28,000	11/16/2023
19005658	XFOB	5,800	07/01/2019
B13513	NEW CONSTR	171,039	08/01/2004
R6591	REPAIR/RRF	8,000	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2082/0117	11/02/2016	WD	Q	I	01	234,000
GRANTOR: VAUGHAN DAVID M						
GRANTEE: HALL KENNETH L & KA						
1590/0011	10/21/2008	WD	U	I	27	176,000
GRANTOR: CARTUS RELOCATION COR						
GRANTEE: VAUGHAN DAVID M						

BUILDING NOTES

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	1,966.00	SF	4.00	4.00	100	2005	2005	3	86	6,763	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-10,0] W28 W12 S28 E12 E28 N28 $
FUS=[YR=2005;ORIG=15,0] E40 S30 W20 N14 W8 S14 W12 N30 $
FGR=[YR=2005;ORIG=-30,31] S17 E30 N20 W30 S3 $
FSP=[YR=2005;ORIG=0,0] W10 S28 E10 N28 $
PTO=[YR=2005;ORIG=0,0] N6 W4 N8 W34 S14 E28 E10 $
FOP=[YR=2005;ORIG=-38,28] S3 E8 N3 W8 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,763

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	0006	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 02/13/2024 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS

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CONSERV ESMT PT OR 929/824

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

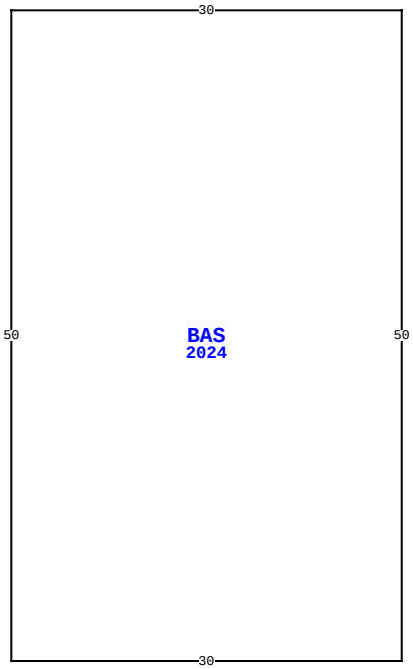
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	30,487
TOTALS	1,500		1,500	30,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	58.6500	20.53	30,795	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1500 HX Base Yr 2017



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1590/0011	10/21/2008	WD	U	I	27	176,000
GRANTOR: CARTUS RELOCATION COR						
GRANTEE: VAUGHAN DAVID M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,0] E30 S50 W30 N50 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/13/2024 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS