BLOCK 14 LOT 10
IN OR 2286/236
CONSERV ESMT PT OR 929/824

BUTLER DAVID K & EUGENIA D
55258 FOX SQUIRREL DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197D-0014-0100

BUILDING CHARACTERISTICS

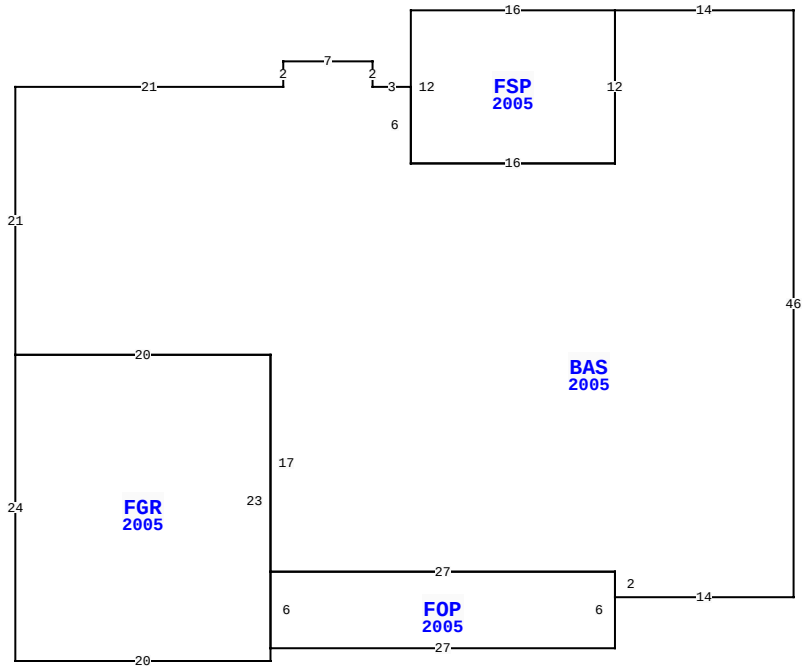
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,008	100	2,008	260,661
FGR	480	55	264	34,271
FOP	162	30	49	6,361
FSP	192	40	77	9,995
TOTALS	2,842		2,398	311,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,398	114.1161	142.65	342,075	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2020 Heated Area: 2008 HX Base Yr 2020



55258 FOX SQUIRREL DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		311,288
TOTAL MARKET OB/XF VALUE		8,528
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		374,816
SOH/AGL Deduction		111,309
ASSESSED VALUE		263,507
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,507
TOTAL JUST VALUE		374,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007107	REPAIR/RRF	16,995	11/03/2021
E0514188	ELEC OTHER	2,000	02/01/2005
M0409101	H/AC	0	12/01/2004
B13955	NEW CONSTR	150,730	11/01/2004
R6819	REPAIR/RRF	1,500	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/0236	6/21/2019	WD	Q	I	01	302,000
GRANTOR: GARRETT JAMES & MARCI						
GRANTEE: BUTLER DAVID K & EU						
1329/1392	6/30/2005	WD	Q	I		229,500
GRANTOR: JOHNSON HOME BUILDERS						
GRANTEE: GARRETT JAMES & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FSP=[YR=2005] W16 S12 E16 N12 $ S12 W16 N6 W3 N2 W7 S2 W21 S21 FGR=[YR=2005] S24 E20 N1 FOP=[YR=2005] E27 N6 W27 S6 $ N23 W20 $ E20 S17 E27 S2 E14 N46 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
2	0812	CONCRETE C	0	100	0	0	1,643.00	SF	4.00	4.00	100	2005	2005	3	86	5,652	
3	0855	CONC PAVER	0	100	0	0	180.00	SF	7.00	7.00	100	2006	2006	3	87	1,096	

LAND DESCRIPTION

TOTAL OB/XF 8,528

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 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS