

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

2024

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	266,876
FGR	360	55	198	23,423
FOP	8	30	2	236
FSP	288	40	115	13,604
TOTALS	2,912		2,571	304,139

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	RSF-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,571	101.7600	127.20	327,031	2004	2009	0	0	7.00	93.00
1 SNGL FAM - 100% - 2005											
Heated Area: 2256											
HX Base Yr 2005											
55239 FOX SQUIRREL DR, CALLAHAN											

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		304,139	
TOTAL MARKET OB/XF VALUE		4,904	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		364,043	
SOH/AGL Deduction		199,804	
ASSESSED VALUE		164,239	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		114,239	
TOTAL JUST VALUE		364,043	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,648	

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					
GRANTEE: DAVIS JAMES & LINDA					
1252/1645	8/13/2004	WD	Q	I	
GRANTOR: MARONDA HOMES INC					
GRANTEE: DAVIS JAMES & LINDA					

BUILDING NOTES											
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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\$.											