

BUTZ JOHN
43181 SMITTY RD
CALLAHAN, FL 32011

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		30	VINYL 100							0820	02	1,248	116.4000	93.12	116,214	1983	1983	0	0	0	70.00	30.00	VALUATION BY		STANDARD								
Roof Structure		03	GABLE/HIP 100							1 M/H 93- - 0% - 2025										Heated Area: 1248										HX Base Yr			
Roof Cover		03	COMP SHNGL 100							-52- BAS 2013 -52-														BUILDING MARKET VALUE				34,864					
Interior Wall		04	PLYWOOD 100																					TOTAL MARKET OB/XF VALUE				3,526					
Interior Floor		14	CARPET 60																					TOTAL LAND VALUE - MARKET				55,350					
Interior Floor		08	SHT VINYL 40																					TOTAL MARKET VALUE				93,740					
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction				0					
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE				93,740					
Bedrooms			3 100																					TOTAL EXEMPTION VALUE				0					
Bathrooms			2 100																					BASE TAXABLE VALUE				93,740					
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE				93,740					
Stories		1.	1. 100																					NCON VALUE				0					
Units			0 100							INCOME VALUE				0																			
										PREVIOUS YEAR MKT VALUE				77,212																			
Quality		03	Quality Level 03																														
DOR CODE		0200	MOBILE HOME																														
MAP NUM			MKT AREA				08																										
NEIGHBORHOOD/LOC		8005.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,248	100	2013	1,248	34,864																												
TOTALS		1,248			1,248	34,864		43136 SMITTY RD, CALLAHAN										BLD DATE						LGL DATE		05/21/2025 MLU							
																		XF DATE						LAND DATE									
																		INC 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																	
1	0810	CONCRETE A	0	0	0	0		429.00 SF	6.50	6.50	100	1988	1988	3	52	1,450																	
2	0681	POLE SHED	0	0	20	20		400.00 SF	15.00	15.00	100	1998	1998	3	25	1,500																	
3	0940	SHEDS/PORT	0	0	12	8		96.00 SF	30.00	30.00	100	1995	1995	3	20	576																	
LAND DESCRIPTION										TOTAL OB/XF										3,526													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	0		OR	0.00	0.00	1.23	AC		1.00	1.00	1.00	45,000.00	45,000.00	55,350																
REVIEW DATE	02/27/2024		BY	KBA	Total Acres: 1.23		Total Land Value: 55,350		Market: 0		Agricultural: 0		Common: 55,350		PRINTED 07/30/2025 BY SYS																		