PT OF SW1/4 OF NW1/4
IN OR 2357/1898
EX ESMT PT OR 1825/754

BUTZ JOHN W & SHERRIE L
43181 SMITTY ROAD
CALLAHAN, FL 32011

2025

20-1N-25-0000-0006-0050

BUILDING CHARACTERISTICS

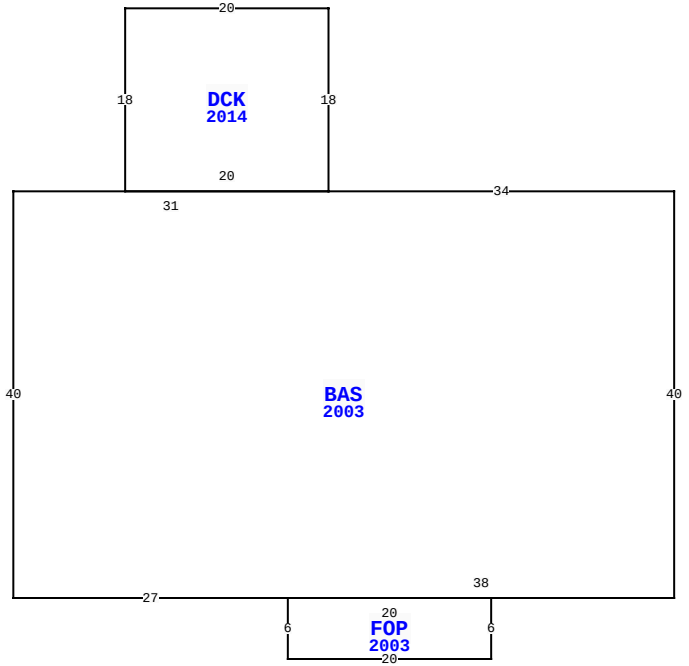
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,600	100	2003	2,600	220,762
DCK	360	10	2014	36	3,056
FOP	120	30	2003	36	3,056
TOTALS	3,080			2,672	226,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,672	105.4080	94.87	253,493	2003	2003	0	0	0	10.50	89.50

1 SFR MODULR – 100% - 2009 Heated Area: 2600 HX Base Yr 2009



43181 SMITTY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	948.00	SF	4.00	4.00	100	2006	2006	3	86	3,261	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2007	2007	3	27	972	
4	0350	CARPORT WD	0	100	0	0	864.00	SF	13.00	13.00	100	2007	2007	3	27	3,033	
5	0940	SHEDS/PORT	0	100	18	18	324.00	SF	30.00	30.00	100	2009	2009	3	35	3,402	
6	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	2013	2013	3	68	11,900	
7	0681	POLE SHED	0	100	0	0	230.00	SF	15.00	15.00	100	2013	2013	3	68	2,346	
8	0351	CARPORT MT	0	100	42	25	1,050.00	SF	10.00	10.00	100	2024	2018		78	8,190	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		226,876
TOTAL MARKET OB/XF VALUE		36,114
TOTAL LAND VALUE - MARKET		104,700
TOTAL MARKET VALUE		367,690
SOH/AGL Deduction		175,775
ASSESSED VALUE		191,915
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,193
TOTAL JUST VALUE		367,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22527	SWIM POOL	3,599	05/01/2009
MH4860	MH MOVE-ON	0	11/06/2006
MH044507	MH MOVE-ON	0	12/01/2004
E10633	NEW CONSTR	0	01/03/2003
C10605	MODULAR HOME	0	12/31/2002
B10605	MODULAR HOME	0	12/31/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2357/1898	4/17/2020	SW	U	I	11	100
GRANTOR: BUTZ JOHN W & SHERRIE						
GRANTEE: BUTZ JOHN W & SHERR						
1568/0547	5/27/2008	WD	Q	I		199,900
GRANTOR: SMITH LYNDA C ETAL						
GRANTEE: BUTZ JOHN W & SHERR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W34 DCK=[YR=2014] N18 W20 S18 E20$ W31 S40 E27
FOP=[YR=2003] S6 E20 N6 W20$E38 N40$.

LAND DESCRIPTION

TOTAL OB/XF 36,114

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	RES	100		OR	0.00	0.00	3.49	AC		1.00	1.00	1.00	30,000.00	30,000.00	104,700							

REVIEW DATE 06/03/2024 BY TWA Total Acres: 3.49 Total Land Value: 104,700 Market: 0 Agricultural: 0 Common: 104,700 PRINTED 07/30/2025 BY SYS