PT OF SW1/4 OF NE1/4
IN OR 2477/589

LAROSE LAURA P & WILLIS D JR
45047 BUTLER LANE
CALLAHAN, FL 32011

2025

30-2N-25-0000-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

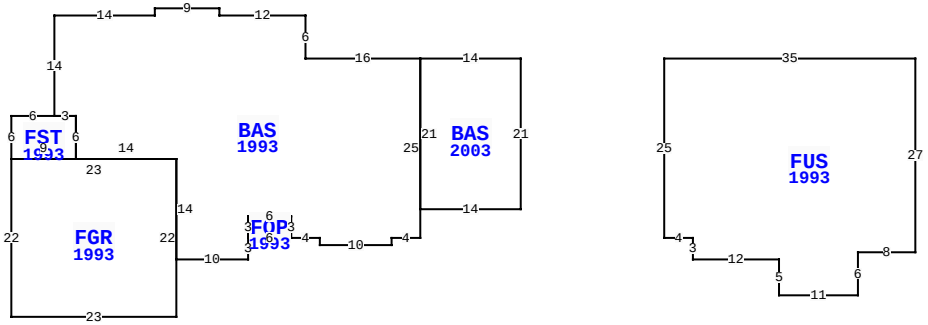
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100	1993	1,311	190,583
BAS	294	100	2003	294	42,739
FGR	506	55	1993	278	40,413
FOP	18	30	1993	5	727
FST	54	55	1993	30	4,362
FUS	1,015	100	1993	1,015	147,552
TOTALS	3,198			2,933	426,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,933	118.8000	156.82	459,953	1989	2010	0	0	0	7.30	92.70

1 SNGL FAM – 100% - 2022 Heated Area: 2620 HX Base Yr



45047 BUTLER LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		574,220
TOTAL MARKET OB/XF VALUE		25,986
TOTAL LAND VALUE - MARKET		35,100
TOTAL MARKET VALUE		635,306
SOH/AGL Deduction		23,888
ASSESSED VALUE		611,418
TOTAL EXEMPTION VALUE	13	611,418
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		635,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2949	ADDITION	39,150	08/07/2006
B2572	ADDITION	12,000	03/07/2003
2265	NEW CONSTR	80,000	12/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/0589	7/02/2021	WD	Q	I	01	575,000
GRANTOR: DEAN MARK A & KIMBERL						
GRANTEE: LAROSE LAURA P & WI						
2287/0494	7/02/2019	WD	Q	I	01	399,000
GRANTOR: WILKERSON MARTIN A &						
GRANTEE: DEAN MARK A & KIMBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 BAS=[YR=1993] W16 N6 W12 N1 W9 S1 W14 S14 FST=[YR=1993] W6 S6 FGR=[YR=1993] S22 E23 N22 W23$ E9 N6 W3$ E3 S6 E14 S14 E10 N3 FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E4 S1 E10 N1 E4 N25$ S21 E14 N21$ PTR=E20 FUS=[YR=1993] E35 S27 W8 S6 W11 N5 W12 N3 W4 N25$ W20$.

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	1989	1989	3	64	2,240	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	0812	CONCRETE C	0	100	0	0	1,196.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,607	
4	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00	85.00	100	1994	1994	3	20	8,704	
5	0845	KOOL DECK	0	100	0	0	728.00	SF	7.25	7.25	100	1994	1994	3	66	3,483	
6	0940	SHEDS/PORT	0	100	4	12	48.00	SF	30.00	30.00	100	1994	1994	3	20	288	
7	0350	CARPORT WD	0	100	12	20	240.00	SF	13.00	13.00	100	1994	1994	3	20	624	
8	0810	CONCRETE A	0	100	0	0	104.00	SF	6.50	6.50	100	1994	1994	3	66	446	
9	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50	6.50	100	2003	2003	3	82	426	
10	0812	CONCRETE C	0	100	0	0	1,416.00	SF	4.00	4.00	100	2007	2007	3	87	4,928	

TOTAL OB/XF 25,986

LAND DESCRIPTION

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		RL	137.00	165.00	0.52	AC		1.00	1.00	1.50	45,000.00	67,500.00	35,100							

REVIEW DATE 05/06/2021 BY KBA Total Acres: 0.52 Total Land Value: 35,100 Market: 0 Agricultural: 0 Common: 35,100 PRINTED 07/30/2025 BY SYS

PT OF SW1/4 OF NE1/4
IN OR 2477/589

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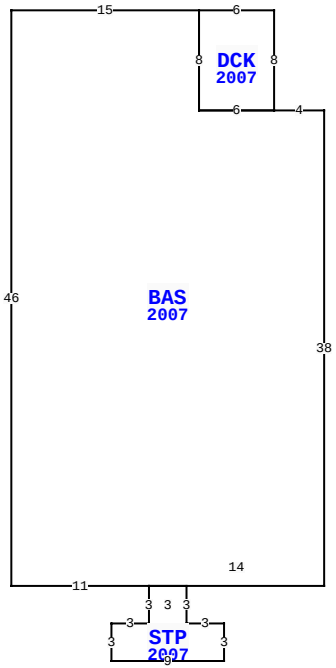
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,070	100	2007	1,070	146,612
DCK	48	10	2007	5	685
STP	36	10	2007	4	548
TOTALS	1,154			1,079	147,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,079	111.9784	147.81	159,487	2007	2010	0	0	0	7.30	92.70

2 SNGL FAM – 100% - 2022 Heated Area: 1070 HX Base Yr



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PREVIOUS YEAR MKT VALUE		600,712

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GRANTEE: LAROSE LAURA P & WI						
2287/0494	7/02/2019	WD	Q	I	01	399,000
GRANTOR: WILKERSON MARTIN A &						
GRANTEE: DEAN MARK A & KIMBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4 DCK=[YR=2007] N8 W6 S8 E6 $ W6 N8 W15 S46 E11 STP=[YR=2007] S3 W3 S3 E9 N3 W3 N3 W3$ E14 N38$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/06/2021 BY KBA Total Acres: 0.52 Total Land Value: 35,100 Market: 0 Agricultural: 0 Common: 35,100 PRINTED 07/30/2025 BY SYS