BLOCK 14 LOT 3
IN OR 1758/753
CONSERV ESMT PT OR 929/824

POTEET MATTHEW D
55050 FOX SQUIRREL DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197D-0014-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

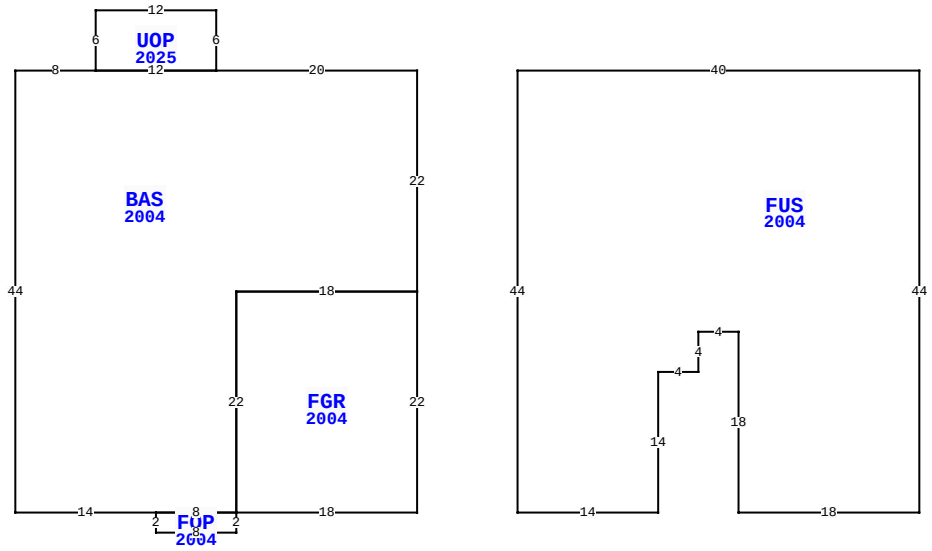
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	2004	1,364	167,781
FGR	396	55	2004	218	26,816
FOP	16	30	2004	5	615
FUS	1,632	100	2004	1,632	200,746
UOP	72	20	2025	14	1,722
TOTALS	3,480			3,233	397,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,233	100.7400	132.98	429,924	2004	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2012 Heated Area: 2996 HX Base Yr 2012



55050 FOX SQUIRREL DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		397,680
TOTAL MARKET OB/XF VALUE		33,176
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		485,856
SOH/AGL Deduction		255,954
ASSESSED VALUE		229,902
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,180
TOTAL JUST VALUE		485,856
NCON VALUE		1,722
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012927	24*36 CRPT		11/18/2024
B240011791	ADD BACK PORCH 12	15,177	10/21/2024
18003929	REPAIR/RRF	12,000	05/01/2018
B15604	SWIM POOL	17,900	07/19/2005
P7069	NEW CONSTR	0	11/01/2003
B11640	NEW CONSTR	211,690	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1758/0753	9/23/2011	WD	U	I	11	140,000
GRANTOR: CITIBANK NA						
GRANTEE: POTEET MATTHEW D						
1746/1024	7/11/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CITIBANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2004;ORIG=10,44] N44 E40 S44 W18 N18 W4 S4 W4 S14 W14 $
BAS=[YR=2004;ORIG=0,0] W20 W12 W8 S44 E14 E8 N22 E18 N22 $
FGR=[YR=2004;ORIG=-18,44] E18 N22 W18 S22 $
UOP=[YR=2025;ORIG=-32,0] E12 N6 W12 S6 $
FOP=[YR=2004;ORIG=-26,44] S2 E8 N2 W8 $
.

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	0812	CONCRETE C	0	100	0	0	1,273.00	SF	4.00	4.00	100	2004	2004	3	83	4,226	
2	0861	POOL GUNIT	0	100	24	15	360.00	SF	85.00	85.00	100	2005	2005	3	36	11,016	
3	0855	CONC PAVER	0	100	0	0	835.00	SF	10.00	10.00	100	2005	2005	3	84	7,014	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2016	2016	3	78	10,920	

LAND DESCRIPTION

TOTAL OB/XF 33,176

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	000134	C	RES POND	100		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 06/24/2025 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS